Brookfield
India Real Estate Trust

November 04, 2025

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 – 400 051
SYMBOL: BIRET

Subject: ***Valuation Report(s) of Brookfield India Real Estate Trust***

Dear Sir/Madam,

Please find enclosed summary valuation report and the full valuation reports of the following assets of Brookfield India Real Estate Trust ("**Brookfield India REIT**") for the half-year ended September 30, 2025 issued by Ms. L. Anuradha, registered valuer of Brookfield India REIT:

1. Kensington (SEZ), Powai, Mumbai, owned by Festus Properties Private Limited
2. 9 Buildings in Downtown Powai, Mumbai, owned by Kairos Properties Private Limited
3. Candor TechSpace K1, Rajarhat, Kolkata, owned by Candor Kolkata One Hitech Structure Private Limited
4. Candor TechSpace G2, Gurugram, owned by Candor Kolkata One Hitech Structure Private Limited
5. Candor TechSpace G1, Gurugram, owned by Candor Gurgaon One Realty Projects Private Limited
6. Candor TechSpace N1, Noida, owned by Shantiniketan Properties Private Limited
7. Candor TechSpace N2, Noida, owned by Seaview Developer Private Limited
8. Worldmark-1, New Delhi, owned by Aspen Buildtech Private Limited, wholly owned subsidiary of Rostrum Realty Private Limited
9. Worldmark-2 & 3, New Delhi, owned by Oak Infrastructure Developers Private Limited, wholly owned subsidiary of Rostrum Realty Private Limited.
10. Worldmark Gurugram, Sector-65, owned by Arnon Builders & Developers Private Limited, wholly owned subsidiary of Rostrum Realty Private Limited.
11. Airtel Center, Gurugram and Pavilion Mall, Ludhiana, owned by Rostrum Realty Private Limited.

The summary and full valuation reports are also available on the website of Brookfield India REIT at https://www.brookfieldindiareit.in/valuation-report#Valuation-Report

You are requested to 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: 2025.11.04 23:58:57 +05'30'

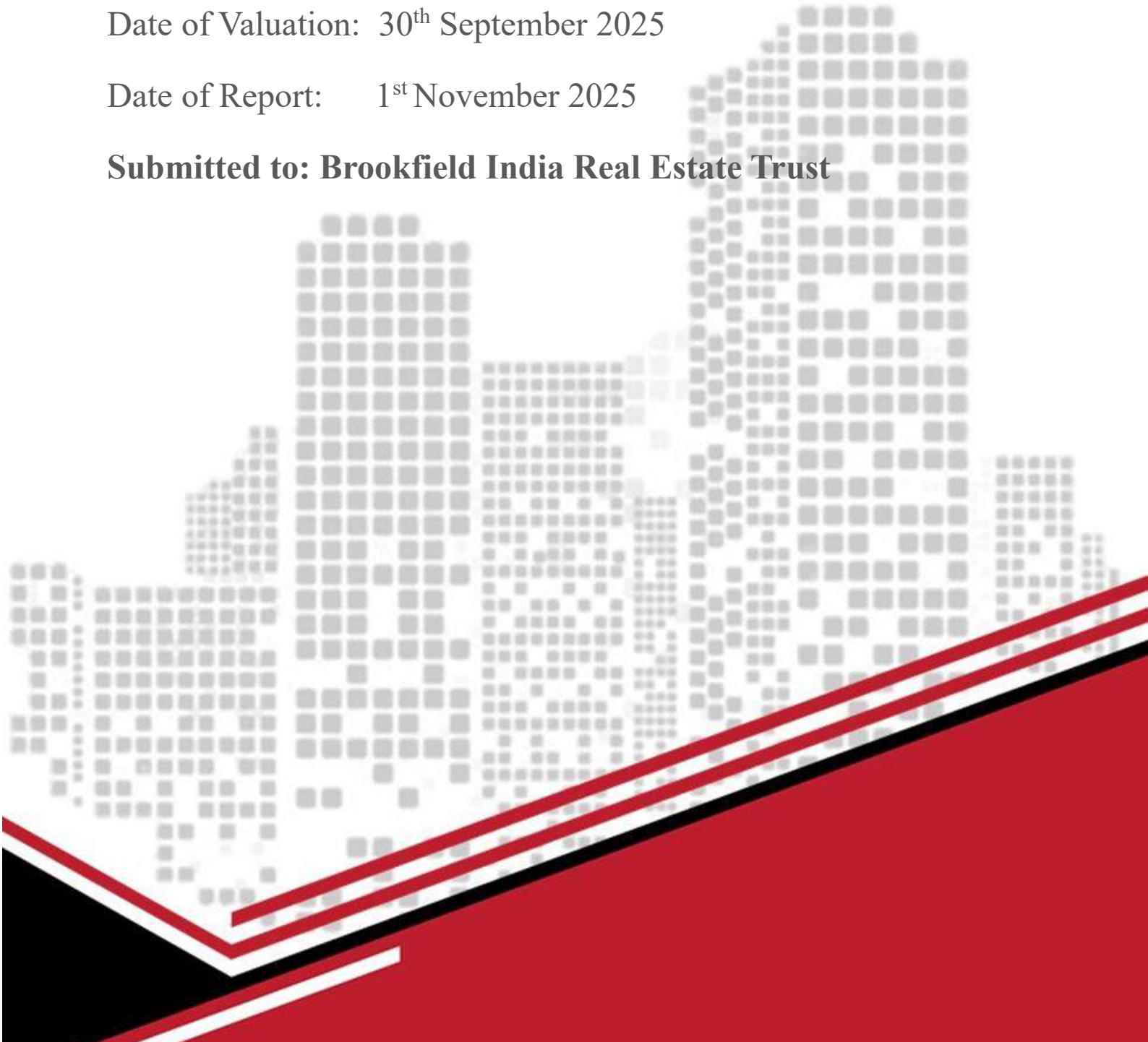
Saurabh Jain
Company Secretary & Compliance Officer
CC:
Axis Trustee Services Limited
Axis House, P B Marg, Worli,
Mumbai, Maharashtra, India, 400025

Summary Valuation Report:
Portfolio of Brookfield India Real Estate Trust

Date of Valuation: 30th September 2025

Date of Report: 1st November 2025

Submitted to: Brookfield India Real Estate Trust



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, 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 other purpose other than the purpose as agreed upon in the addendum dated 28th August 2024 to Letter of Engagement ("LOE") dated 23rd December 2022 and amended through addendum letter dated 22nd September 2023 without the prior written consent of the Valuer.

The information in this report reflects prevailing conditions and the view of Valuer as of this date, 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 LOE dated 23rd December 2022. 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.

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1 Instructions

1.1 Instruction party

Brookfield India REIT (hereinafter referred to as the **"Instructing Party"** or the **"Client"**) has appointed Ms. L. Anuradha, MRICS, registered as a valuer 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 as the "**Valuer**") to undertake the valuation of office properties located across Gurugram, Noida, Kolkata and Mumbai (together herein referred as "**Subject Property**" mentioned below).

REIT Portfolio					
S. No.	**Asset**	**Location**	**City**	**Type**	**REIT Ownership**
1	Candor Techspace G2	Sector 21	Gurugram	IT/ITeS SEZ	100% [1]
2	Candor Techspace N1	Sector 62	Noida	IT/ITeS Park	100%
3	Candor Techspace N2	Sector 135	Noida	IT/ITeS SEZ	100%
4	Candor Techspace K1	New Town Rajarhat	Kolkata	IT/ITeS SEZ	100%
5	Kensington	Powai	Mumbai	IT/ITeS SEZ	100%
6	Candor Techspace G1	Sector 48	Gurugram	IT/ITeS SEZ	50%
7	Kairos	Powai	Mumbai	IT/ITeS Park & Commercial Building	50%
8	Worldmark Tower 1	Aerocity District (DIAL)	Delhi	Commercial Building	50%
9	Worldmark Tower 2 & 3	Aerocity District (DIAL)	Delhi	Commercial Building	50%
10	Bharti Airtel Centre	Sector 18	Gurugram	Commercial Building	50%
11	Worldmark Gurugram	Sector 65	Gurugram	Commercial & Retail	50%
12	Pavilion Mall	Civil Lines	Ludhiana	Retail Mall	50%

[1]*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. January 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 to the Candor Kolkata One Hi-Tech Structures Private Limited. 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%.*

The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Section 1.7 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

1.2 Purpose and Date of Valuation

It is understood the purpose of this valuation exercise is for the disclosure of valuation of assets forming part of the portfolio of 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 issued thereunder by SEBI and also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

This valuation summary ("**Summary Valuation Report**") is intended to be included in the filing by the Brookfield India REIT with SEBI and the stock exchanges where the units of the Brookfield India REIT are listed. Additionally, any other relevant documents such as publicity material, research reports, presentation and press releases may also contain this report or any part thereof. This Summary Valuation Report is a summary of the "Valuation Reports" dated 1st November 2025 issued by Ms. L. Anuradha. For the detailed valuation reports, you may contact at reit.compliance@brookfield.com.

1.3 Reliant Parties

The Reliant Parties would mean Brookprop Management Services Private Limited ("Brookprop" or "Manager"), Brookfield India REIT and their unitholders and Axis Trustee Services Limited ("Trustee"). The reliance on this report is extended to the Reliant Parties for the purpose as highlighted in this Summary Valuation Report. The auditors, debenture trustees, stock exchanges, unit holders of the REIT, Securities and Exchange Board of India (SEBI), and credit rating agencies, would be extended reliance by the Valuer but would not be liable to such parties, except in case of gross negligence and wilful misconduct by the Valuer.

The valuation exercise is conducted strictly and only for the use of the Reliant Parties and for the purpose specifically stated. The Instructing Party shall make all reliant parties aware of the terms and conditions of the agreement under which this exercise is being undertaken and take due acknowledgements to the same effect.

1.4 Limitation of Liability

The Valuer shall endeavor to provide services to the best of its ability and professional standards and in bonafide good faith. Subject to the terms and conditions in the LOE, the Valuer's total aggregate liability to the Client arising in connection with the performance or contemplated performance of the services herein, regardless of cause and/or theory of recovery, shall not exceed the fee paid to the Valuer for the engagement.

The Valuer acknowledges that it shall consent to be named as an 'expert' in the Offer Documents and that its liability to any person, in its capacity as an expert and for the Report, shall be without any limitation and in accordance with law. In the event that the Manager, the sponsors, the trustee, the REIT or other intermediaries appointed in connection with disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Report, the Claim Parties will be entitled to require the Valuer to be a necessary party/respondent to such claim and she shall not object to her inclusion as a necessary party/ respondent. In all such cases, the Client agrees to reimburse/ refund to the Valuer, the actual cost (which shall include legal fees and external counsel's fee) incurred by her while becoming a necessary party/respondent. If the Valuer does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defense in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against her in this regard.

1.5 Professional Competency of The Valuer

Ms. L. Anuradha is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset classes of Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since September 2022. She completed her bachelor's in architecture in 2002 and master's in planning from School of Planning & Architecture in 2004.

L. Anuradha (IBBI registration No. IBBI/RV/02/2022/14979) as a registered valuer entity under Section 247 of the Companies Act, 2013 and The Companies (Registered Valuer and Valuation) Rules, 2017 has more than 20 years of experience in the domain of urban infrastructure, valuation and real estate advisory. She was working as an Associate Director for Cushman and Wakefield (hereinafter referred to as "C&WI") from 2013-2022 and was leading the team for Tamil Nadu. Kerala and Sri Lanka. Prior to joining C&WI, she has been involved in various strategy level initiatives in Institutional development and Infrastructure for donor agencies and various Government and Private clients. L. Anuradha worked with SIVA group in the M&A practice where she was involved with the financial appraisal and valuation of real estate projects. Prior to this she has worked with PriceWaterhouse Coopers in the Government, Real estate and Infrastructure Development Practice where she was involved in carrying out financial appraisal and strategies for some of the State Governments in India. Her foundation in real estate valuation was at Jones Lang LaSalle where she worked for 3 years on multiple valuations and entry strategies for Indian NBFCs and funds.

Her last employment was at C&WI. As an Associate Director of the Valuation and Advisory team at C&WI, Ms. L. Anuradha provided support on identified business/ new opportunities, evaluated proposals for new property investments and/ or dispositions while providing analytical support for Investment recommendations. L. Anuradha was also key personnel in carrying out the Market study for the Mindspace REIT micro markets in India. She has undertaken valuations exercises for multiple private equity/real estate funds, financial institutions, developers and corporates across asset classes of commercial, retail, residential and hospitality. Her clientele included HDFC, Xander, DLF, RMZ, Embassy Group, CapitaLand, Tata Capital, Tata Realty, TVS group etc.

1.6 Disclosures

The Valuer declares and certifies that:

- She is eligible to be appointed as a valuer in terms of Regulation 2(1) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 along with SEBI (REIT) (Amendment) Regulations, 2016 with the valuation exercise having been conducted and valuation report prepared in accordance with aforementioned regulations.
- She is not an associate of the Sponsor, the Instructing Party or the Trustee for the Brookfield India REIT.
- She is registered with IBBI as registered valuer for asset class Land and Building under the provisions of the Companies (Registered Valuer and Valuation) Rules, 2017.
- She has more than a decade's experience in leading large real estate valuation exercises comprising investment portfolios of various real estate funds, trusts and corporates comprising diverse assets like residential projects, retail developments, commercial office buildings, townships, industrial facilities, data

centres, hotels, healthcare facilities and vacant land and therefore has adequate experience and qualification to perform Subject Property valuations at all times.

- She has not been involved in acquisition or disposal within the last twelve months of any of the properties valued under this Summary Valuation Report.
- She has educational qualifications, professional knowledge and skill to provide competent professional services.
- She has adequate experience and qualification to perform Subject Properties' valuation and is assisted by sufficient key personnel who have the adequate experience and qualification to perform Subject Property valuation.
- She is not financially insolvent and has access to financial resources to conduct her practice effectively and meet her liabilities.
- She has ensured that adequate and robust internal controls are in place to ensure the integrity of the Valuation Report.
- She is aware of all statutes, laws, regulations and rules relevant to this valuation exercise.
- She has conducted the valuation exercise without any influence, coercion or bias and in doing so rendered high standards of service, ensured due care, and exercised due diligence and professional judgment.
- She has acted independently and with objectivity and impartiality in conducting this valuation exercise.
- The valuation exercise that has been undertaken is impartial, true and to her best understanding and knowledge, fair and in accordance with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 along with subsequent amendments.
- She or any of her employees involved in valuing the assets of the Brookfield India REIT have not invested nor shall invest in the units of Brookfield India REIT or in securities of any of the Subject Properties being valued till the time she is designated as the Valuer and not less than six months after ceasing to be the Valuer of the Brookfield India REIT.
- She has discharged her duties towards Brookfield India REIT in an efficient and competent manner, utilising her professional knowledge, skill and experience in best possible way to conduct the valuation exercise.
- She has conducted the valuation of the Subject Properties with transparency and fairness and rendered, at all times, high standards of service, exercise due diligence, ensure proper care and exercised independent professional judgment.
- She has not and shall not accept any remuneration, in any form, for conducting valuation of any of the Subject Properties of Brookfield India REIT from any person or entity other than Brookfield India REIT or its authorised representatives.
- She has no existing or planned future interest in the Client, Trustee, Manager, Brookfield India REIT, the Sponsor, or the Sponsor Group or the Special Purpose Vehicles ("SPVs") and the fee for this valuation exercise is neither contingent upon the values reported nor on success of any of the transactions envisaged or required as part of 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, as amended, together with clarifications, guidelines and notifications thereunder in the

Indian stock exchanges together with the clarifications, guidelines and notifications thereunder in the Indian stock exchanges.

- The valuation reported is not an investment advice and should not be construed as such, and specifically he does not express any opinion on the suitability or otherwise of entering into any financial or other transaction with the Client or the SPVs.
- She 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.
- She shall disclose to the Trustee of Brookfield India REIT, any pending business transaction, contracts under negotiations and other arrangements with the Instructing Party or any other party whom the Brookfield India REIT is contracting with or any other factors which may interfere with her 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.
- She has not and shall not make false, misleading or exaggerated claims in order to secure or retain her appointment.
- She has not and shall not provide misleading opinion on valuation, either by providing incorrect information or by withholding relevant information.
- She has not accepted this instruction to include reporting of the outcome based on a pre-determined opinions and conclusions required by Brookfield India REIT.
- The valuation exercise has been conducted in accordance with internationally accepted valuation standards as required by SEBI (REIT) Regulations and The Companies (Registration of Valuers and Valuation) Rules, 2017.
- She notes that there are encumbrances, however, no options or pre-emptions rights in relation to the assets based on the title report prepared by Ind-Legal, Fox & Mandal and DSK Legal (hereinafter collectively referred to as "Legal Counsel").

1.7 Assumption, Disclaimers, Limitations and Qualifications to Valuation.

While the Valuation Report has been prepared independently by the Valuer, the report and this Summary Valuation Report is subject to the following:

a. 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.
b. The valuation exercise is not envisaged to include all possible investigations with respect to the Subject Properties and wherein certain limitations to the investigations and inspections carried out are identified so as to enable the Reliant Party/Parties to undertake further investigations wherever considered appropriate or necessary prior to reliance. The Valuer is not liable for any loss occasioned by a decision not to conduct further investigation or inspections.
c. Assumptions, being an integral part of any valuation exercise, are adopted as valuation is a matter of judgment and many parameters utilized to arrive at the valuation opinion may fall outside the scope of expertise or instructions of the Valuer. The Reliant Parties accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk that if any of the assumptions adopted to arrive

at the valuation estimates turns out to be incorrect, there may be a material impact on the valuations. Complete set of assumptions are mentioned in Valuation Reports dated 3rd May 2025.

d. The valuation exercise is based on the information shared by the Instructing Party or the Client, which has been assumed to be correct and used to conduct the valuation exercise while applying reasonable professional judgment by the Valuer. In case of information shared by any third party and duly disclosed in the report, the same is believed to be reasonably reliable, however, the Valuer does not accept any responsibility should those prove not to be so.
e. Any statement regarding any future matter is provided as an estimate and/or opinion based on the information known at the date of this report. No warranties are given regarding accuracy or correctness of such statements.
f. Any plan, map, sketch, layout or drawing included in this report is to assist reader in visualizing the relevant Subject Property and are for representation purposes only with no responsibility being borne towards their mathematical or geographical accuracy.
g. Except as disclosed by the Client, it is assumed that the Subject Properties are free from any encroachments and available on the date of valuation.
h. For the purpose of this valuation exercise, reliance has been made on the Title Reports prepared by the Legal Counsels for each of the Subject Properties and no further enquiries have been made with authorities in this regard. It is understood that the Subject Properties have encumbrances disputes and claims, however, the Valuer does not have the expertise or the purview to verify the veracity or quantify these encumbrances, disputes or claims. For the purpose of this valuation exercise, it is assumed that respective Subject Properties have clear and marketable titles.
i. The current zoning of the Subject Properties has been assessed on the basis of review of various documents including title reports shared by the Instructing Party and the current land use maps publicly available. The same has been considered for the purpose of this valuation exercise. Additionally, it is also assumed that the development on the Subject Properties adheres/would adhere to the development regulations as prescribed by the relevant authorities. No further enquiries have been made with the competent jurisdictional authorities to validate the legality of the same.
j. The total developable/developed area, leasable area, site/plot area considered for this valuation exercise is based on the Architect's Certificate shared by the Instructing Party and the same has been checked against the approvals/layout plans/building plans provided by the Client. However, no additional verification and physical measurement for the purpose of this valuation exercise has been undertaken.
k. In absence of any information to the contrary, it is assumed that there are no abnormal ground conditions nor archaeological remains present, which might adversely affect the current or future occupation, development or value of the Subject Properties and the Subject Properties are free from any rot, infestations, structural or latent defect; no currently known deleterious or hazardous materials or suspect techniques are used in construction or subsequent alterations or additions to the Subject Property and comments made in the Subject Property details do not purport to express an opinion about an advice upon the conditions of uninspected parts and should be taken as making an implied representation or statement about such parts.
l. It is also stated that this is a valuation report and not a structural survey.
m. Unless specifically disclosed in the report, no allowances are made with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the Subject Properties.
n. Given the evolving and maturing real estate markets in India, any comparable evidences (if any) or market quotes provided has been limited to basic details such as area of asset, general location, price/rate of transaction or sale and any other specific details that are readily available in public domain only shall be shared. Any factual information such as tenants' leasable area, lease details such as, rent, lease/rent

commencement and end dates, lock-in period, rent escalation terms etc. with respect to Subject Properties is based on the documents/information shared by the Client/Instructing Party and the same has been adopted for the purpose of this valuation exercise. While few lease deeds have been reviewed on a sample basis, the Valuer does not take any responsibility towards authenticity of the rent rolls shared by the Client. Any change in the aforementioned information will have an impact on the valuation estimates and, in that case, the same would need to be reassessed. The relevant information sources are mentioned in Valuation Reports dated 3rd May 2025.

o. All measurements, areas and Subject Property age quoted/mentioned in the report are approximate. The areas of Subject Property are based on Architect's certificate as mentioned in (j) above.

p. The Valuer is not an advisor with respect to any tax, regulatory or legal matters with respect to by Brookfield India REIT. No investigation or enquiries on the holding entity or any SPV's claim on the title of the Subject Properties has been made and the same is assumed to be valid based on the information shared by the Client/Instructing Party. No consideration shall be / has been given to liens or encumbrances against them. Therefore, no responsibility is assumed for matters of a legal nature.

q. Kindly note that quarterly assessment of cash flows has been undertaken for the purpose of this valuation exercise.

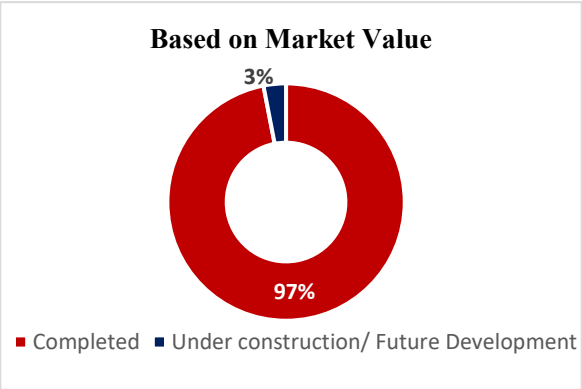
2 Valuation Summary

The following table highlights the summary of each of the Subject Property forming part of the Brookfield India REIT as on 30th September 2025.

REIT Portfolio									
S. No.	Asset Name	Leasable area (Million sq. ft.) [1]				Market Value (in INR Million)			
		Completed	Under Construction/ Future Leasable	Future Development Potential	Total	Completed	Under Construction	Future Development Potential	Total
1	G2	4.01	NA	0.10	4.11	45,047	NA	509	45,556
2	N1	2.02	NA	0.86	2.88	24,740	NA	3,263	28,003
3	N2	3.88	NA	0.77	4.65	45,626	NA	2,228	47,854
4	K1	3.17	0.58	2.11	5.86	27,216	1553	3,953	32,722
5	Kensington	1.61	NA	NA	1.61	29,782	NA	NA	29,782
6	G1	3.77	NA	0.10	3.87	58,336	NA	553	58,889
7	Kairos	2.85	NA	NA	2.85	81,225	NA	NA	81,225
8	Worldmark 1	0.61	NA	NA	0.61	17,900	NA	NA	17,900
9	Worldmark 2 & 3	0.85	NA	NA	0.85	26,496	NA	NA	26,496
10	Airtel Centre	0.69	NA	NA	0.69	13,766	NA	NA	13,766
11	Worldmark Gurugram	0.75	NA	NA	0.75	10,503	NA	NA	10,503
12	Pavillion Mall	0.39	NA	NA	0.39	3,325	NA	NA	3,325
TOTAL		**24.60**	**0.58**	**3.94**	**29.12**	**3,83,962**	**1,553**	**10,505**	**3,96,020**

Note: All figures in the above table are rounded.
1. Based on Architect's Certificate(Dated: 27th October 2025) for G2, N1, N2, G1 and K1, Architect's Certificate (Dated: 16th October 2025) for Kensington, Kairos , WM1, WM2, WM3, WMG, Pavilion Mall and for Airtel Centre.

Brookfield India REIT Portfolio Composition



This Summary Valuation Report is provided subject to a summary of assumptions, disclaimers, limitations and qualification 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 Report. 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 1.3 of this Summary Valuation Report.

Prepared By



(L. Anuradha) MRICS
IBBI Registered Valuer (L&B)
(IBBI/RV/02/2022/14979)

3 Valuation Approach and Methodology

3.1 Purpose of Valuation

The Report is being prepared to be relied upon by the Reliant Parties and inclusion, as a whole, a summary thereof or any extracts of the report, in any documents prepared in relation for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

3.2 Valuation Guideline and Definition

Given the purpose of valuation as mentioned above, the valuation exercise has been carried out to estimate the "Market Value" of the Subject Properties in accordance with the IVSC International Valuation Standards issued in 2021 and effective from 31 January 2022.

As per IVSC International Valuation Standards, "Market Value" is defined as per IVS Standard 104 as *'The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.'*

3.3 Valuation Approach

The basis of valuation for the Subject Property being Market Value, the same has been derived by the following approach:

Discounted Cash Flow Method using Rental Reversion

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the property to prospective tenants typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In order to arrive at a unit value for these tenancies, we have considered the impact of such sub/above market leases on the valuation of the Subject Property.

For the purpose of the valuation of Subject Properties, Income Approach – Discounted Cash Flow Method using Rental Reversion has been adopted.

3.4 Valuation Methodology

In order to compute the Market Value of the Subject Property the following understanding /assessment is required:

a. Micro Market Assessment where the Subject Property is located.

b. Portfolio Assessment (existing and future supply, demand from occupiers, average office space take up by an occupier in a particular sector, existing vacancy and the rentals)

c. Situation of the Subject Property (current achievable rentals, vacancy numbers, competing supply in the micro market etc.) with respect to the micro market.

The details are elaborated below:

Market Assessment:

The Client appointed Cushman & Wakefield (C&WI) to prepare an independent industry and market research report, which has been relied upon to develop the understanding and assess the relevant micro-markets of the Subject Property. The said review, was carried out in the following manner:

- Details study of the market dynamics influencing the rents along with Subject Property rents.
- Assessment of the location setting of the Subject Property in the respective micro-markets.
- Ascertain the transaction activity of office space based on the findings of the industry/market report prepared by C&WI and readily available information in public domain.
- Review of comparable properties in terms of potential competition (both completed and under-construction/future developments), comparable recent lease transactions witnessed in the micro-market along with the trends in leasing within the Subject Property in recent past, wherever available.

The above analysis support to form an opinion on the applicable rental for the micro-market where the respective Subject Property are located (market rent) and on achievable rent for the respective Subject Property for leasing vacant spaces, as well as upon re-leasing of the existing let out area.

Portfolio & Rental Assessment:

- Property Documents and architect certificates were reviewed for validation of area details, ownership interests of the Subject Property.
- Physical site inspections were conducted to assess the current status of the Subject Property.
- The rent rolls along with corresponding leases deeds (on a reasonable sample basis) were reviewed to identify tenancy characteristics for the Subject Property.

Preparation of Future Cash Flows:

- Computing the monthly rental income projected and translating the same to a quarterly cash flow.
- The operational expenses of the respective properties are reviewed to understand the recurring, non-recurring, recoverable and non-recoverable nature expenses and accordingly estimate the margins on the common area maintenance income, which accrues as cash inflows to the Subject Property and normalised for the purpose of cash flow projections
- The projected future cash flows from the Subject Property are based on existing lease terms for the operational area till the expiry of the leases or re-negotiation, whichever is earlier, following which, the lease terms have been aligned with market rents achievable by the Subject Property.
- The cash flows for the operational, under construction and future development area have been projected separately for the purpose of estimating and reporting valuation in accordance with the SEBI (REIT) Regulations
- For vacant area, under-construction area and future development area, the achievable market rent-led cash flows are projected factoring appropriate lease-up time frame for vacant/under-construction/future development area.

- Recurring operational expenses, fit-out income (wherever applicable, however, the same has not been included in the NOI for the purpose of arriving at the terminal value by capitalisation) and vacancy provision have been adopted in-line with prevalent market practices and conditions.
- 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.

These cash flows have been projected for 10-year duration from the date of valuation wherein 11th year Net operating income (NOI) is capitalized for the assessment of terminal value. These future cash flows are then discounted to present-day value (valuation date) at an appropriate discount rate to arrive at the Market Value of the Subject Property.

For Subject Property those are leasehold in nature, these cash flows have been projected for a duration until the land lease for the Subject Property expires. These future cash flows are then discounted to present day value (valuation date) at an appropriate discount rate to arrive at the Market Value of the Subject Property.

3.5 Information Sources

The Subject Property related information for the valuation exercise have been provided by the Client and the market data has been provided by Cushman and Wakefield, unless otherwise mentioned. The documents provided has 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 only to ensure its correctness.

4 REIT Portfolio

4.1 Candor Techspace IT/ItES SEZ, Dundahera, Gurugram (G2)

4.1.1 Subject Property Description

Candor Techspace G2 (herein after referred to as G2 and/ or Subject Property) is located Old Delhi – Gurugram road, Dundahera, Gurugram, one of the prime office destinations of Gurugram.

The Subject Property is accessible via Old Delhi Road (30-metre-wide road) which further connects to Dwarka Link Road on north and Gurugram city on south.

4.1.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Candor Kolkata One HiTech Structures Pvt. Ltd. - Property Tax Paid up to FY 25-26.

4.1.3 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%

4.1.4 Environmental Consideration

We have not carried out any investigations or tests, nor have we been supplied with any information from the Client or any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject property or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster, the location of the Subject Property with respect to risks pertaining to earthquakes, and flooding was studied basis the data that has been published on various government websites. Gurugram, where the Subject Property/(ies) are located, falls in Seismic Zone IV with a high damage risk. The city also faces a high risk in terms of heatwaves. The terrain is generally flat with a few isolated hillocks in the northeastern part. As per the Flood Affected Area Atlas of India 2023, Gurugram has not been affected by floods. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it to any induced disaster. *(For sources, kindly refer to clause 5.5)*

4.1.5 Statement of Assets

G2 is spread on a land area of approximate 28.526 acres. It constitutes 14 buildings and can be segregated under Completed/ Operational and future development buildings. The area statement for G2 is as follows:

The area statement for G2 is as follows:

Components	No. of buildings	Blocks	Leasable Area# (sq. ft.)	Usage type	Committed Occupancy ^
Completed	13	Tower 1, 2, 3, 4 (Amenity Block-1), 4A (Amenity Block-2), 5, 6, 7, 8A, 8B, 9, 10 (MLCP), 11	40,14,092	IT/ItеS Park	78.04%^
Future Development	1	NA	99,924	IT/ItеS Park	NA
Total	**14**		**41,14,016**		

Source: Architect's Certificate (Dated: 27th October2025), ^Rent Roll as on 30th September 2025, Lease Deeds/Leave and License Agreements.
^Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area
#The leasable area is increased because of the change in efficiency. The leasable area of the future development is indicative and is subject to change once the internal business plans are in place or the construction is completed.

The G2 acquisition was a related party transactions and the Gross acquisition price/Purchase price of K1 and G2 was Rs. 62.3 Billion.

4.1.6 Brief Description

G2 is an IT/ItеS office space developed in a campus format offering large floor plates with significant open / green areas and number of amenities for occupiers.

The operational buildings in the campus are Block 1, 2, 3, 5, 6, 7, 8A, 8B, 9, 11, two amenity blocks (Block 4 & 4A) one MLCP (Tower 10), with OC received collectively admeasure 40,14,092 sq. ft. of leasable area.

The operational buildings comprises;

a. Office: 10 office towers namely 1, 2, 3, 5, 6, 7, 8A, 8B, 9 and 11 having leasable area of 37,79,359sq. ft. The office towers are occupied by multiple tenants. Major tenants in these towers are Accenture, RBS, TLG, Carelon and Amdocs.

b. Amenity Block: Two amenity blocks: Block 4 & 4A having total leasable area of 90,477. It constitutes retail area catering all basic requirement of occupiers viz. F&B (in 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.

c. MLCP: Tower 10 constitutes 1,44,256 sq. ft. of office area.

Future Development with leasable area of 99,924 sq. ft. is expected to be completed by Q3 FY 2029-30.

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.

Locational Advantage

G2 is located in an established office, residential and retail micro-market of Gurugram. The office supply in the vicinity comprises investment and sub investment grade developments, constituting a mix of IT and Non-IT developments primarily skewed towards IT. Some of the prominent office developments in the vicinity include DLF Cyber City, DLF Cyber Park, Ambience Corporate Tower etc. G2 is within close proximity to some of the renowned hotels like The Oberoi/ Trident, Hyatt Place, Radisson, Leela Ambience etc. and is well connected to major locations in the city as well as in the NCR via multiple modes of communication.

The distances (approximately) to G2 from major landmarks of NCR are as follows:

02 km from NH 48 (Delhi – Jaipur highway)	03 km from Cyber City Rapid Metro Station	09 km from Gurugram Railway Station	13 km from IGI Airport	03 km from DLF Cyber City 23 km from Connaught Place

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



Source: C&WI Research *(Map not to scale)*

4.1.7 Key Assumptions

Particulars	Unit	Information
Revenue Assumptions		
Lease Completion of Completed Building	Qtr, Year	Q3 FY 2028-29
Current Effective Rent	INR/sq. ft./mth	85
Achievable Market Rent	INR/sq. ft./mth	90
Achievable Market Rent (For area to be converted to Non – SEZ)	INR/sq. ft./mth	99
Parking Charges	INR/bay/mth	5,000
Development Assumptions		
Cost to Complete (for Under Construction/ Future Development)	INR Million	327
General Development	INR Million	625
Expected Completion Date	Qtr, Year	Future Development: Q3 FY 2029-30
Other Financial Assumptions		
Cap Rate	%	8.00
WACC (Complete/ Operational)	%	11.75
WACC (Under-construction/ Future Development)	%	13.00

4.1.8 Market Value

The market value of financial interest* in G2 as on 30th September 2025 is as follows:

INR 45,556 Million

(Indian Rupees Forty-Five Billion Five Hundred and Fifty-Six Million Only)

** 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. January 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 to the Candor Kolkata One Hi-Tech Structures Private Limited. 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%.*

Note:- REIT's share in asset: 100%

4.2 Candor Techspace N1- Sector 62, Noida (N1)

4.2.1 Subject Property Description

Candor Techspace N1 (herein after referred to as N1 and/ or Subject Property) is located at Plot no. B2, sector 62, Noida, Gautam Buddha Nagar, one of the established IT/ITeS office destinations of Noida.

The Subject Property is accessible via two roads viz. 30-meter-wide sector road towards west, which further connects to National Highway 9 (erstwhile NH 24) on north and a 45-meter-wide internal road towards east.

4.2.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Shantiniketan Properties Private Limited Ltd. - Lease Rent Paid up to 20.09.2026 (Leased Property).

4.2.3 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%

4.2.4 Environmental Considerations

We have not carried out any investigations or tests or been supplied with any information from Client or from any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster the location of the property with respect to risks pertaining to earthquakes, high winds/cyclone and flooding was studied. Noida where the Subject Property/(ies) are located falls in Seismic Zone IV with high damage risk . The city faces high risk in terms of high winds or cyclones too. The Subject Property is located in the Noida which is situated in the Yamuna basin in the area between Yamuna and Hindon. The terrain is generally plain with a gradual slope. Noida has not been affected by floods as per Flood Affected Area Atlas of India 2023. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it for any induced disaster. *(For sources, kindly refer to clause 5.5)*

4.2.5 Statement of Assets

N1 is spread on a land area of approximate 19.250 acres. It constitutes 9 buildings and can be segregated under Completed/ Operational and future development buildings. The area statement for N1 is as follows:

Components	No. of buildings	Blocks	Leasable Area# (sq. ft.)	Usage type	Committed Occupancy *
Completed	7	Block 1, 2, 3, 5, 6, 7 (Amenity Block I and II) & Block 8 (Amenity Block III)	20,16,640	IT/ITeS Park	98.13%^
Future Development	2	Block 4A and Block 4B	8,58,463	IT/ITeS Park	NA
Total	**9**		**28,75,103**		

Source: Architect's Certificate (Dated: 27th October 2025), ^Rent Roll as on 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information
^Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area
#The leasable area is increased because of the change in efficiency. The leasable area of the future development is indicative and is subject to change once the internal business plans are in place or the construction is completed.

The N1 acquisition was a related party transactions and the Gross acquisition price/Purchase price was Rs. 17.8 Billion.

4.2.6 Brief Description

N1 is an IT/ITeS office space developed in a campus format offering large floor plates with significant open / green areas and number of amenities for occupiers.

The Completed/ Operational buildings in the campus are Block 1, 2, 3, 5, 6, 7 and Block 8 with OC received collectively admeasuring 20,16,640 sq. ft. of leasable area. The operational buildings comprises;

a. Office: Five Blocks i.e., 1, 2, 3, 5, 6, having total leasable area of 18,97,140 sq. ft. are occupied by multiple tenants. Major tenants in these blocks are Barclays, Amazon, Innovaccer Analytics and Landis.
b. Amenity Blocks: Block 7 includes Amenity Block I & II having total leasable area of 39,180 sq. ft. It constitutes retail area catering to all basic requirement of occupiers viz. F&B (in form of multi-cuisine food court), 24x7 paramedics, Day Care Centre, bank ATM, salon, convenience store, pharmacy etc. BlueChip is the major tenant in Amenity Block I and Ipsaa & Jubilant in Amenity Block II. Block 8 (Amenity III) is having leasable area of 80,320. It offers a separate F&B hub and shall be open to public along with inhouse occupiers. Some F&B tenants including Malabar Coast, Dhaba, The Beer Café, Mamagoto and Haldiram's .

The Future Development includes two buildings which are Block 4A and Block 4B, having leasable area of 440,052 and 418,411 respectively. The same are expected to be completed by Q2 FY 2032-33 and Q2 FY 2030-31 respectively.

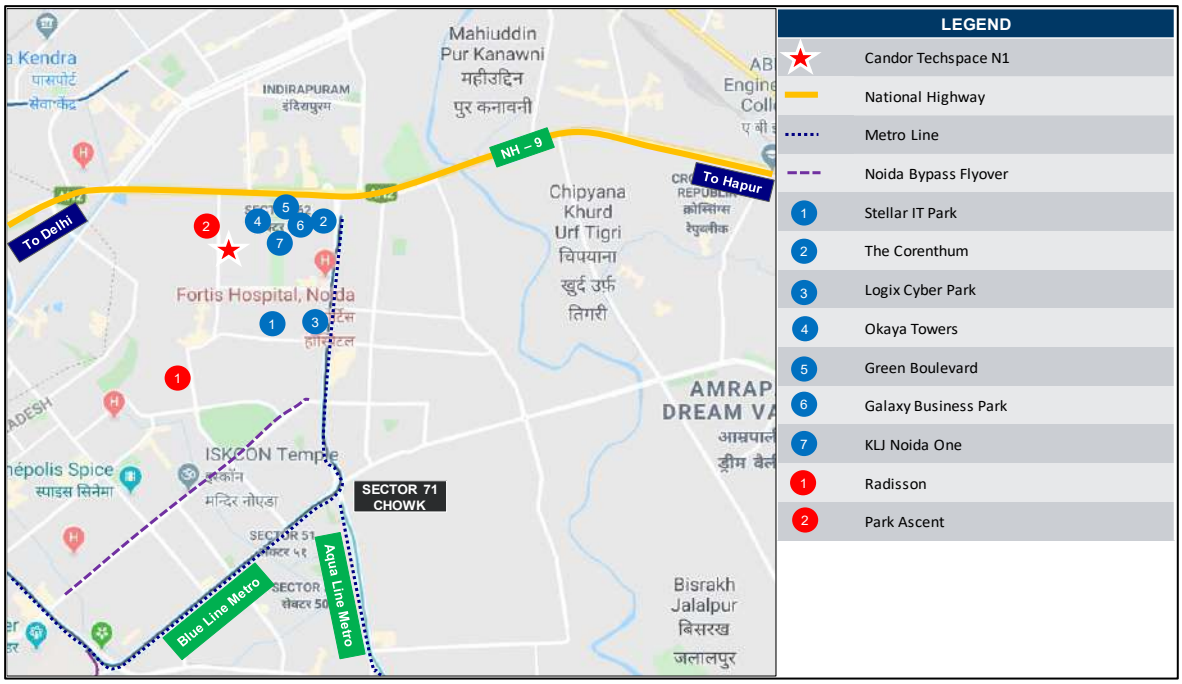
The Subject Property has separate lift and lobby areas on each floor of the buildings present in the campus. Also, there is an arrangement of other utilities like LT room, LMRs, BMS, DG sets, pump rooms and solar panels are available in basement/ lower ground floors and on terrace of the buildings.

Locational Advantage

N1 is located in sector 62 of Noida, which is an institutional sector characterized by the presence of large public and private sector institutions like The Institute of Chartered Accountants of India, IIM Lucknow Noida Campus, Jaipurian Institute of Management, Symbiosis Law School, Bank of India, etc. The office supply in the vicinity comprises investment and sub investment grade developments, constituting a mix of IT and Non-IT developments primarily skewed towards IT. The other prominent office developments in the vicinity include Embassy Galaxy Business Park, Logix Cyber Park, 3C Knowledge Boulevard & Green Boulevard, Stellar IT Park, Okaya Blue Silicon Business IT Park etc. N1 is one of the largest IT/ITeS office development in terms of leasable area in sector 62, Noida. N1 is well connected to major locations in the city as well as in the NCR via multiple modes of communication. The distances to N1 from major landmarks of NCR are as follows:

02 km from Delhi Meerut Expressway 10 km from DND Flyway	03 km from Sector 62 Metro Station	20 km from New Delhi Railway Station	32 km from IGI Airport	9 km from Sector 18 (Noida CBD) 21 km from Connaught Place (Delhi CBD)

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



Source: C&WI Research *(Map not to scale)*

4.2.7 Key Assumptions

Particulars	Unit	Details
Revenue Assumptions		
Lease Completion of Completed Building	Qtr, Year	NA

Current Effective Rent	INR/sq. ft./mth	62
Achievable Market Rent	INR/sq. ft./mth	68.50
Parking Charges	INR/bay/mth	3,000
Development Assumptions		
Cost to Complete (for Under Construction/ Future Development)	INR Million	4,268
General Development	INR Million	100
Expected Completion Date	Qtr, Year	Block 4A – Q2 FY 2032-33 Block 4B – Q2 FY 2030-31
Other Financial Assumptions		
Cap Rate	%	8.00
WACC (Complete/ Operational)	%	11.75
WACC (Under-construction/ Future Development)	%	13.00

4.2.8 Market Value

The market value of the full ownership interest in N1 as on 30th September 2025 is as follows:

INR 28,003 Million

(Indian Rupees Twenty-Eight Billion and Three Million Only)

Note:- REIT's share in asset: 100%

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

4.3.1 Subject Property Description

Candor Techspace N2 (herein after referred to as N2 and/ or Subject Property) is located Plot No. 20, 21, Noida – Greater Noida Expressway, Sector-135, Noida, Uttar Pradesh, one of the established IT/IteS office destinations of Noida.

The Subject Property is a three-side open plot which is accessible via a 45-meter-wide sector road off Noida-Greater Noida Expressway on north as well as east and 30-meter-wide road on the west.

4.3.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Seaview Developers Private Limited - Lease Rent Paid up to 23.05.2026 (Leased Property).

4.3.3 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%

4.3.4 Environmental Considerations

We have not carried out any investigations or tests or been supplied with any information from Client or from any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster the location of the property with respect to risks pertaining to earthquakes, high winds/cyclone and flooding was studied basis the data that has been published on various government websites. Noida where the Subject Property/(ies) are located falls in Seismic Zone IV with high damage risk. The city faces high risk in terms of high winds or cyclones too. The Subject Property is located in the Noida which is situated in the Yamuna basin in the area between Yamuna and Hindon. The terrain is generally plain with a gradual slope. Noida has not been affected by floods as per Flood Affected Area Atlas of India 2023. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it for any induced disaster. *(For sources, kindly refer to clause 5.5)*

4.3.5 Statement of Assets

N2 is spread on a land area of approximate 29.653 acres. It constitutes 15 buildings and can be segregated under Completed/ Operational and future development buildings. The area statement for N2 is as follows:

Components	No. of buildings	Blocks	Leasable Area# (sq. ft.)	Usage type	Committed Occupancy *
Completed	14	Tower 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A Amenity Block-1 (Ground Floor) and Amenity Block-2	38,84,170	IT/ITeS Park	87.88%^
Future Development	1	Tower 12 and Amenity Block-1 (First Floor)*.	7,70,873	IT/ITeS Park	NA
Total	**15**		**46,55,043**		

Source: Architect's Certificate (Dated: 27th October 2025), ^Rent Roll as on 30th September 2025, Lease Deeds/Leave and License Agreements
**The first floor of Amenity Block-1 is considered as future development and has not been counted as an additional tower for the purposes of computing the no. of buildings in the future development component.*
^Committed occupancy = (occupied area + completed area under letters of intent)/ completed Leasable area
#The leasable area is increased because of the change in efficiency. The leasable area of the future development is indicative and is subject to change once the internal business plans are in place or the construction is completed.

The N2 acquisition was a related party transactions and the Gross acquisition price/Purchase price was Rs. 39.7 Billion.

4.3.6 Brief Description

The 14 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 with OC received collectively admeasuring 38,84,170 msf of leasable area. The operational buildings comprises;

a. Office: The 12 office towers (i.e. Block Tower 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A) collectively admeasuring leasable area of 38,28,076 msf. These towers are occupied by multiple tenants. Major tenants in these blocks are Teleperformance, Samsung, Xavient, Steria, Qualcomm, Cognizant, Genpact, Aristocrat and Accenture.

b. Amenity Block: Constitute Amenity Block -1 (Ground Floor) and Amenity Block-2 having leasable area of 53,344 msf. These Blocks constitute retail area catering to all basic requirement of occupiers viz. food & beverages (F&B) (in form of multi cuisine food courts), creche, bank branch and ATM, indoor sports, 24X7 Paramedics, convenience store, etc. Major tenants in these blocks are BlueChip, The Kitchen Stories, Dex Retail and Ipsaa.

The Future Development includes Tower 12 and Amenity Block -I having total leasable area of 7,70,873 sq. ft. Tower 12 having leasable area of 7,60,000 sq. ft. The tower is proposed to be developed with modern age aesthetics, which intend to create differential experience for the occupiers viz. walk through along waterbodies, larger lobby area, improved amenity area etc. The same is expected to be completed by Q2 FY 2032-33. Amenity Block-1 at First Floor having leasable area of 10,873 sq. ft.

This Subject Property is equipped with sustainable features that include STP, rooftop solar panels, water efficient landscaping, 100% organic waste recycling through composting and LED lights. The safety features

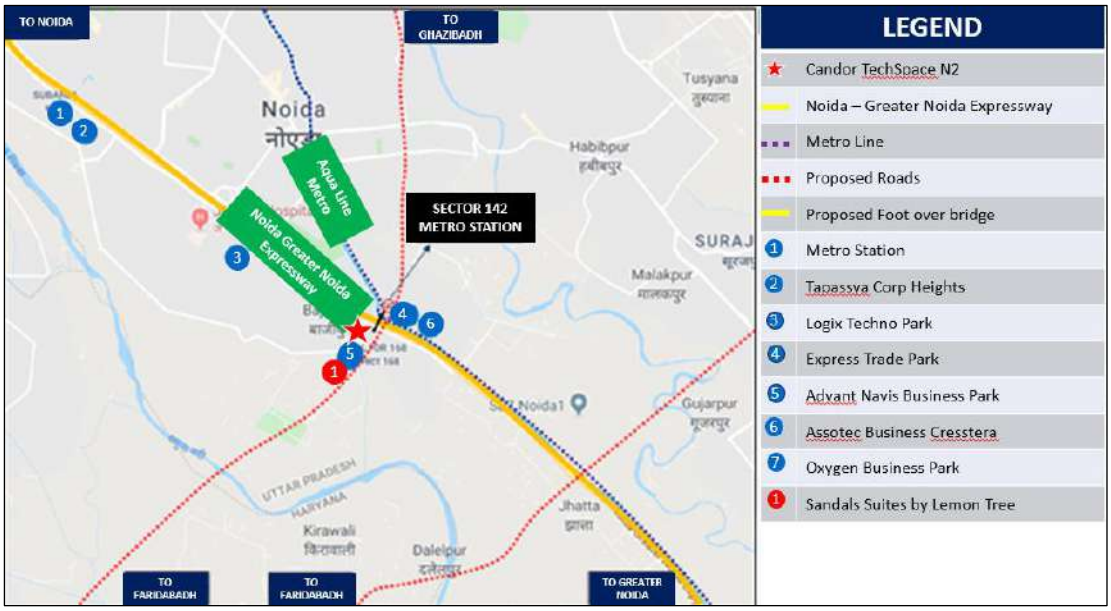
and power back-up facilities are at par with the best in the industry. It also offers amenities like food court, F&B, fitness zones with gym, convenience shopping, banks with ATMs, shuttle services and day care.

Locational Advantage

N2 is located within Noida-Greater Noida Expressway micro-market, which is being developed as an integrated vector with presence of residential, institutional, commercial, IT/IteS, and SEZ developments. It is one of the established IT /IteS and SEZ office destinations of Noida and enjoys excellent physical infrastructure along with social infrastructure to support the expansion of real estate activities. The office supply in the vicinity primarily comprises investment grade developments, constituting a mix of IT and Non-IT developments. Some of the prominent office developments in the vicinity include Logix Techno Park, Oxygen Business Park, NSL TechZone IT SEZ, Express Trade Tower – II, Advant Navis Business Park etc. N2 is the micro-market's largest integrated SEZ office development. N2 is well connected to major locations in the city as well as in the NCR via multiple modes of communication. The distance of N2 from major landmarks of NCR are as follows:

14 km from DND Expressway 5 km from Noida Expressway	01 km from Sector 142 metro station	27 km from New Delhi Railway Station	36 km from Indira Gandhi International Airport	14 km from Sector 18, Noida 28 km from Connaught Place

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



Source: C&WI Research *(Map not to scale)*

4.3.7 Key Assumptions

Particulars	Unit	Information
Revenue Assumptions		
Lease Completion of Completed Building	Qtr, Year	Q3 FY 2027-28
Current Effective Rent	INR/sq. ft./mth	61
Achievable Market Rent	INR/sq. ft./mth	66.63
Achievable Market Rent (For area to be converted to Non – SEZ)	INR/sq. ft./mth	73.29
Parking Charges	INR/bay/mth	4,000
Development Assumptions		
Cost to Complete (for Under Construction/ Future Development)	INR Million	4,100
General Development	INR Million	488
Expected Completion Date	Qtr, Year	Tower 12 – Q2 FY 2032-33
Other Financial Assumptions		
Cap Rate	%	8.00
WACC (Complete/ Operational)	%	11.75
WACC (Under-construction/ Future Development)	%	13.00

4.3.8 Market Value

The market value of the full ownership interest in the N2 as on 30th September 2025 is as follows:

INR 47,854 Million

(Indian Rupees Forty-Seven Billion Eight Hundred and Fifty-Four Million Only)

Note:- REIT's share in asset: 100%

4.4 Candor Techspace IT/ItES SEZ, New Town, Rajarhat, Kolkata (K1)

4.4.1 Subject Property Description

Candor Techspace K1 (herein after referred to as K1 and/ or Subject Property) is located at Plot No. 1, DH Street no. 316, New Town, Rajarhat, North 24 Parganas, West Bengal, one of the established office destinations of Kolkata.

The Subject Property is accessible via two roads two roads viz. Major Arterial Road on west and Street No. 0368 on north.

4.4.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

NKDA Property tax of Candor Kolkata One Hi-Tech Structures Private Limited paid up to 2nd Qtr. of FY 2025-26.

4.4.3 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%

4.4.4 Environmental Considerations

We have not carried out any investigations or tests or been supplied with any information from Client or from any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject property or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster the location of the property with respect to risks pertaining to floods, cyclones, and earthquakes was studied. Kolkata where the Subject Property are located falls in Seismic Zone III with high damage risk. The Subject Property is located in Kolkata which is situated on the banks of river Hooghly. The terrain is largely flat, alluvial plain with an average elevation of 17 feet. Kolkata has been affected by floods as per Flood Affected Area Atlas of India 2023. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it for any induced disaster. *(For sources, kindly refer to clause 5.5)*

4.4.5 Statement of Assets

K1 is spread on a land area of approximate 48.383 acres. It constitutes 17 buildings and can be segregated under completed/ operational, under construction and future development buildings. The area statement for K1 is as follows:

Components	No. of buildings	Blocks	Leasable Area# (sq. ft.)	Usage type	Committed Occupancy **
Completed	12	Tower A1, A2, A3, B1, B2, B3, C1*, C2*, C3*, G1, G2, G3	31,67,314	IT/ITeS Park	98.82%
Under Construction / Future Development	5	Tower F, D1, D2, D3 & Retail	26,83,988	IT/ITeS Park	NA
Total	**17**		**58,51,302**		

Source: Architect's Certificate (Dated: 27th October 2025), ^Rent Roll as on 30th September2025, Lease Deeds/Leave and License Agreements
**Towers C1, C2 and C3 have partial occupancy certificates. Full occupancy certificates will be obtained once the entire project is complete. These buildings are fit for occupation as Information Technology and IT enabled services business (use group)/ Business building for the portion, which has received the occupancy certificates.*
***Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed leasable area*
#The leasable area is increased because of the change in efficiency. The leasable area of the future development is indicative and is subject to change once the internal business plans are in place or the construction is completed.

The K1 acquisition was a related party transactions and the Gross acquisition price/Purchase price of K1 and G2 was Rs. 62.3 Billion.

4.4.6 Brief Description

The operational buildings in the campus are Tower A1, A2, A3, B1, B2, B3, C1, C2, C3, G1, G2, G3 collectively admeasuring 31,67,314 sq. ft. of leasable area. The operational buildings comprises of:

a. Office: 12 Towers including Tower A1, A2, A3, B1, B2, B3, C1, C2, C3, G1, G2, G3 having total leasable area of 31,67,314 sq. ft. These towers are occupied by multiple tenants. Major tenants in these blocks are Cognizant, TCS, Capgemini, HDFC Bank Limited and Accenture.

b. Amenity Block: Part of Office Tower A2 and A3 having leasable area for the retail space of 51,335 sq. ft. ft. Block A2 constitutes multi-cuisine food courts, in-house kitchens, bank branches and ATM, creche, pharmacy, medical centre and other retail outlets whereas Block A3 offers amenities such as gymnasium, swimming pool and table tennis at the ground floor.

The under-construction part is Tower F which is a commercial cum retail development having leasable area of 5,75,580 sq. ft.. The same is being developed through Joint Development Arrangement with a third party.

The Future development in the campus are D1, D2, D3 and Retail development collectively admeasuring 21,08,408 sq. ft. of leasable area. IT/ITeS development: Three Towers i.e. D1, D2, D3 having total leasable area of 584,917 sq. ft. is proposed to be developed as IT/ITeS development. The same is expected to be completed by Q3-FY 2031-32. Retail development having total leasable area of 1,523,492 sq. ft. is expected to complete by Q4 FY 2031-32.

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 also has amenities like STP, rooftop solar panels, water efficient landscaping, 100% organic waste recycling through composting and LED lights.

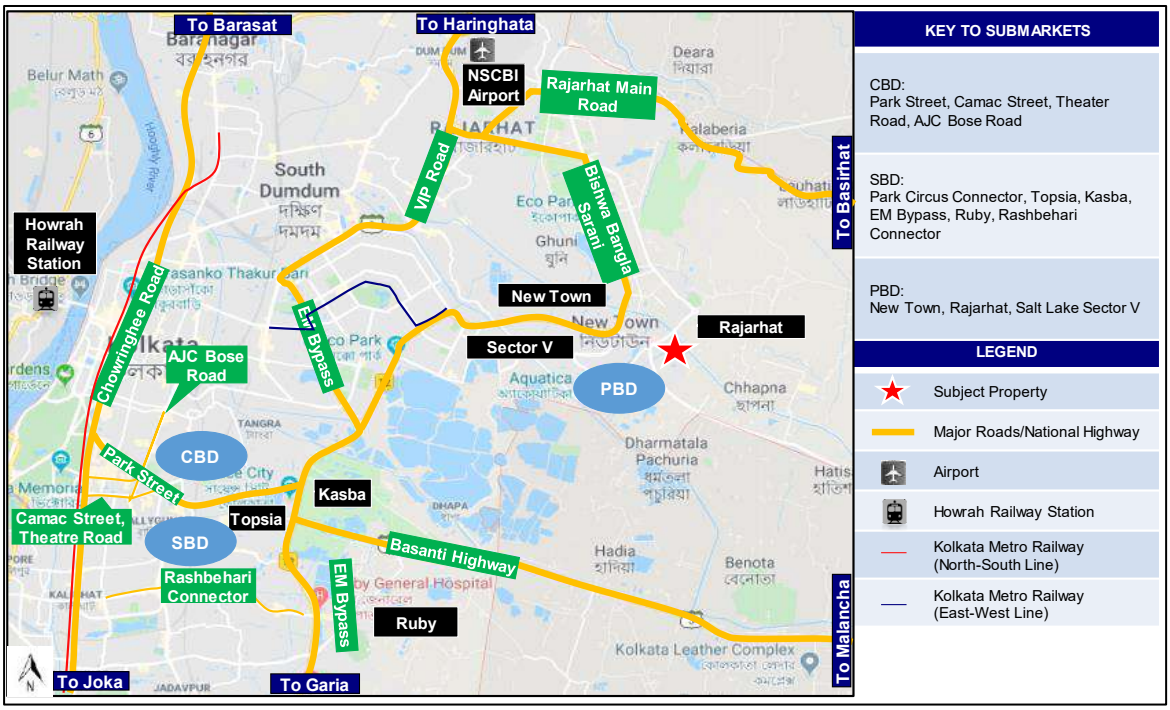
Locational Advantage

K1 is a prominent IT/IteS SEZ, and the largest campus style office development in eastern India. K1 is located in an established office micro-market, which has witnessed a gradual shift of office space occupiers from Central Business District of Kolkata. The office supply in the micro-market comprises largely investment grade developments, constituting a mix of IT and Non-IT developments primarily skewed towards IT. K1 has a prominent frontage on one of the main arterial roads viz: Major Arterial Road (East – West). The road connects K1 to Shapoorji Sukhobrishti (via SP Sukhobrishti Complex Road) in east and Narkelbagan, Bishwa Bangla Sarani in west, respectively. Further, K1 is located at distance of 1.5 km from the upcoming metro station- CBD 1. Some of the prominent office developments in the vicinity include DLF 2 SEZ, TCS Geetanjali Park, Ambuja Ecospace, Mani Casadona etc.

K1 is well connected to major locations in the city via multiple modes of communication. The distance of K1 from major landmarks in the city is as follows:

01 km from Street No. 368	1.5 km from proposed CBD-1 Metro Station	14 km from Sealdah Railway Station 17 km from Howrah Railway Station	12 km from Netaji Subhash Chandra Bose International Airport	01 km from Narkel Bagan 06 km from Sector V, Salt Lake 18 km from Park Street Area

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



Source: C&WI Research *(Map not to scale)*

4.4.7 Key Assumptions

Particulars	Unit	Information
Revenue Assumptions		
Lease Completion of Completed Building	Qtr, Year	NA
Current Effective Rent	INR/sq. ft./mth	48
Achievable Market Rent-Office (SEZ)	INR/sq. ft./mth	50
Achievable Market Rent- Office (Non – SEZ)	INR/sq. ft./mth	55
Achievable Market Rent – Mixed Use-Retail	INR/sq. ft./mth	61
Parking Charges	INR/bay/mth	3,000
Development Assumptions		
Cost to Complete (for Under Construction/ Future Development)	INR Million	12,331
General Development	INR Million	473
Expected Completion Date	Qtr, Year	IT/IteS – Q3 FY 2031-32 Mixed-use – Q4 FY 2031-32
Other Financial Assumptions		
Cap Rate	%	8.50
WACC (Complete/ Operational)	%	11.75
WACC (Under-construction/ Future Development)	%	13.00

4.4.8 Market Value

The market value of the full ownership interest in K1 as on 30th September 2025 is as follows:

INR 32,722 Million*

(Indian Rupees Thirty-Two Billion and Seven Hundred and Twenty-Two Million Only)

**Includes 0.58 msf of commercial cum retail development which is under construction, wherein Gurgaon Infospace Limited (GIL) shall pay Candor Techspace K1 a sum of INR 1,000 million (inclusive of GST) (out of which INR 864 million has already been received) in instalments and be entitled to receive 28% of revenue comprising rentals, CAM margins, parking and any other revenue.*

Note:- REIT's share in asset: 100%

4.5 Kensington (A & B) IT/ItES SEZ, Powai, Mumbai (Kensington)

4.5.1 Subject Property Description

Kensington (herein after referred to as Kensington and/or Subject Property) is located at Hiranandani Business Park, CTS No. 28A, Powai, Mumbai, Maharashtra – 400076, India.

The Subject Property is accessible via internal South Avenue Road within Powai.

4.5.2 Revenue Pendencies

On the basis of the Title Report prepared by the Legal Counsel and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Festus Properties Pvt. Ltd. – Property tax paid up to FY 25-26

4.5.3 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%

4.5.4 Environmental Considerations

We have not carried out any investigations or tests or been supplied with any information from Client or from any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster the location of the property with respect to risks pertaining to earthquakes, high winds/cyclone and flooding was studied. Mumbai where the Subject Property/(ies) are located falls in Seismic Zone III with low to moderate damage risk. The city faces high risk in terms of high winds or cyclones too. The location of Mumbai, which is on a coastal line, increases the risk of a tsunami. The terrain is generally plain with a gradual slope. Mumbai has not been affected by floods as per Flood Affected Area Atlas of India 2023. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it for any induced disaster. *(For sources, kindly refer to clause 5.5)*

4.5.5 Statement of Assets

Kensington is spread on a land area of 8.96 acres which constitutes one building with two wings (Kensington A & Kensington B) and is categorized under one component viz. completed building. The area statement for Kensington is as follows:

Components	No. of buildings	Blocks	Leasable Area (sq. ft.)	Usage type	Committed Occupancy**
Completed	1	Block A & B	1,607,684*	IT/IteS SEZ	96%
Total	**1**		**1,607,684**		

Source: Architect's Certificate (Dated: 16th October 2025), ^Rent Roll as on 30th September 2025, Lease Deeds/Leave and License Agreements
**Total leasable area for Kensington includes area occupied by "Hitachi Payment Services Pvt Ltd" for ATM purpose (25 Sq Ft) and leased Towers (3 sq. ft). The income for the leased towers is included in the "Other Income".*
***Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed area.*

The Kensington acquisition was a related party transactions and the Gross acquisition price/Purchase price of Kensington was Rs. 22.9 Billion.

4.5.6 Brief Description

Kensington is an IT/IteS SEZ office space comprising one ready and operational building with two wings (Kensington A and B) occupied by multiple tenants.

Kensington A and B: Total Leasable area of the subject Property is 1,607,684* sq. ft. The building is occupied by multiple tenants. Major tenants are Tata Consultancy Services, Larsen and Toubro Ltd, GE Oil & Gas India Pvt Ltd and XPO.

**Note: Total leasable area includes area occupied by "Hitachi Payment Services Pvt Ltd" for ATM purpose (25 Sq. Ft) and leased Towers (3 sq. ft).*

The large parking requirement is catered by four parking levels contributing to 1,721 parking spaces. Kensington has two entry and two exit points providing access to D.P. Road and internal wide Road.

Locational Advantage

Kensington is the only private IT/IteS SEZ in the Mumbai region excluding Thane and Navi Mumbai and is well positioned in the Andheri & Powai micro-market due its proximity to the residential areas, well developed social infrastructure and the upcoming metro stations (IIT – 2.6 Km from the Subject Property). The office supply in the vicinity comprises investment and sub investment grade developments, constituting a mix of IT and Non-IT developments. Some of the prominent office developments in the vicinity are Supreme Business Park, Scorpio House, Prima Bay, Delphi, Godrej IT Park, Solitaire Corporate Park, Kanakia Wall Street, Times Square, Raiaskaran Tech Park etc.

Kensington is within close proximity to some of the renowned hotels like Meluha The Fern and The Beatle and is also well connected to major locations in city via multiple modes of communication. The distance of Kensington from major landmarks in Mumbai Metropolitan Region (MMR) is as follows:



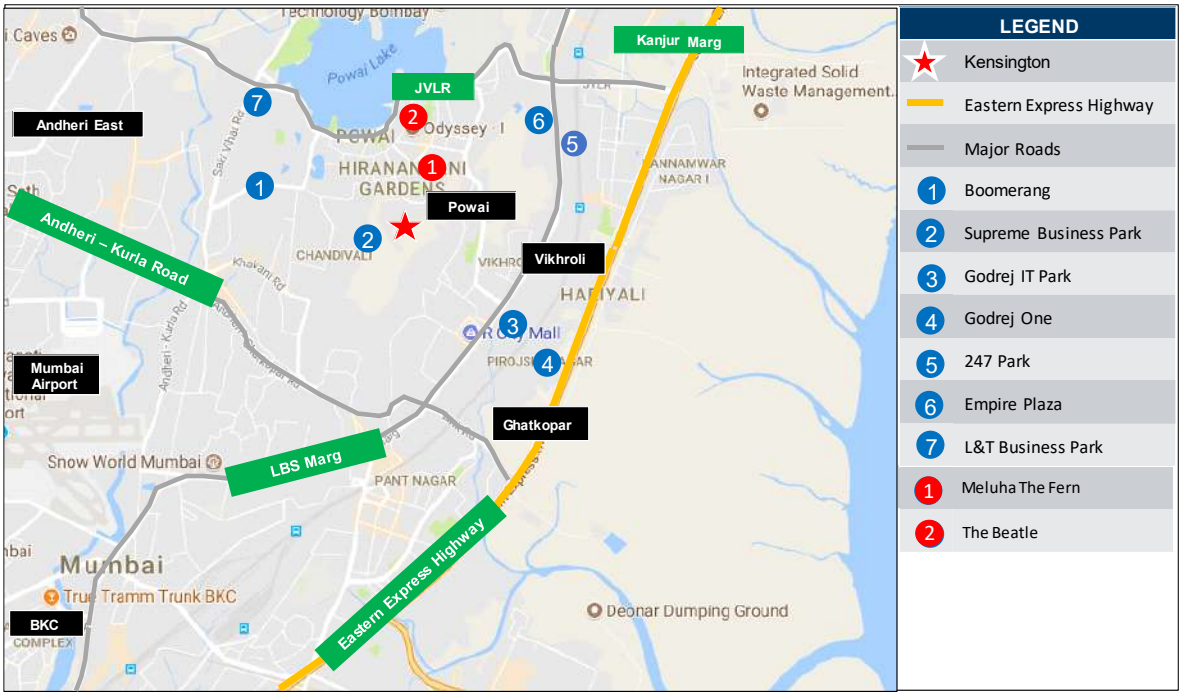



04 km from LBS Marg

2.3 km from IIT Powai

14 km from Eastern Express Highway	4.2 km from Kanjurmarg Railway Station	6.5 km from Chhatrapati Shivaji International Airport	11 km from Bandra Kurla Complex
08 km from Western Express Highway	2.6 km from upcoming metro station (IIT)	11 km from Mumbai Domestic Airport	

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



Source: C&WI Research *(Map not to scale)*

4.5.7 Key Assumptions

Particulars	Unit	Information
Revenue Assumptions		
Lease Completion of Completed Building	Qtr, Year	Q1 FY 2026-27
Current Effective Rent	INR/sq. ft./mth	131
Achievable Market Rent (IT SEZ)	INR/sq. ft./mth	144
Achievable Market Rent ((IT)	INR/sq. ft./mth	160
Parking Charges*	INR/bay/mth	5,000
Development Assumptions		
Cost to Complete (for Under Construction/ Future Development)	INR Million	NA
General Development	INR Million	NA
Expected Completion Date	Qtr, Year	NA
Other Financial Assumptions		
Cap Rate	%	8.00
WACC (Complete/ Operational)	%	11.75

**The Subject Property has 1,721 car parks, of which 1,469 car parks are paid. We have assumed the car parks to maintain status quo.*

4.5.8 Market Value

The market value of the full ownership interest in Kensington as on 30th September 2025 is as follows:

INR 29,782 Million

(Indian Rupees Twenty-Nine Billion Seven Hundred and Eighty-Two Million Only)

Note:- REIT's share in asset: 100%

4.6 Candor Techspace IT/ItES SEZ, Sector 48, Gurugram, Haryana (G1)

4.6.1 Subject Property Description

Candor TechSpace G1 (herein after referred to as G1 and/ or Subject Property) is located on Village Tikri, Sector – 48, Sohna Road, Gurugram, Haryana – 122018, one of the prime office destinations of Gurugram.

The Subject Property is accessible via Netaji Subash Marg (60-meter-wide road), which connects it to HUDA City Centre Metro Station on West and to National Highway 8 on East.

4.6.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Candor Gurgaon One Realty Projects Pvt. Ltd. - Property Tax Paid up to FY 25-26.

4.6.3 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

4.6.4 Environmental Considerations

We have not carried out any investigations or tests, nor have we been supplied with any information from the Client or any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject property or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster, the location of the Subject Property with respect to risks pertaining to earthquakes, and flooding was studied basis the data that has been published on various government websites. Gurugram, where the Subject Property/(ies) are located, falls in Seismic Zone IV with a high damage risk. The city also faces a high risk in terms of heatwaves. The terrain is generally flat with a few isolated hillocks in the northeastern part. As per the Flood Affected Area Atlas of India 2023, Gurugram has not been affected by floods. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it to any induced disaster. *(For sources, kindly refer to clause 5.5)*

4.6.5 Statement of Assets

G1 is spread on a land area of approximate 25.187 acres. It constitutes 13 buildings and can be segregated under Completed/ Operational and future development buildings. The area statement for G1 is as follows:

Components	No. of buildings	Blocks	Leasable Area# (sq. ft.)	Usage type	Committed Occupancy **
Completed	12	Tower 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, Amenity Blocks – 1 & 2	37,72,616	IT/ItеS Park	83.98%^
Under Construction / Future Development	1	Tower 11	103,884	IT/ItеS Park	NA
Total	**13**		**38,76,500**		

Source: Architect's Certificate (Dated: 27th October 2025), ^Rent Roll as on 30th September 2025, Lease Deeds/Leave and License Agreements.
^Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area
#The leasable area is increased because of the change in efficiency. The leasable area of the future development is indicative and is subject to change once the internal business plans are in place or the construction is completed.

The G1 acquisition was a related party transactions and the Gross acquisition price/Purchase price of G1 was Rs. 47.25 Billion.

4.6.6 Brief Description

The operational buildings in the campus are Tower 1, 2, 3, 5, 6, 7, 8, 9, 10, two amenity blocks (Block 1 & 2), with OC received collectively admeasure 3,772,616 sq. ft. of leasable area. The operational buildings comprises of;

a. Office: 10 office towers namely 1, 2, 3, 5, 6, 7, 8, 9 and 10 having leasable area of 36,74,450 sq. ft. The office towers are occupied by multiple tenants. Major tenants in these towers are Capgemini, Wipro, Fidelity, Cognizant etc.

b. Amenity Block: Two amenity blocks: Block 1 & 2 having total leasable area of 98,166 sq. ft. It constitutes retail area catering all basic requirements of occupiers viz. F&B (in the form of multi- cuisine food courts and in-house kitchens), bank ATM, creche, sports arena, wellness centre, etc. Major tenants in these blocks are JRD (Food Boulevard), Maira Fitness, PNR.

The Future Development with leasable area of 103,884 sq. ft. is expected to be completed by Q2 - FY 2033-34. 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.

Locational Advantage

G1 lies in close proximity to HUDA City Centre Metro Station which further enhances its accessibility from different parts of NCR. Moreover, the state government has approved the expansion of existing Delhi Metro Yellow line to Old Gurugram, which will be connecting HUDA City Centre Metro Station to Udyog Vihar via Subash Chowk (nearest landmark to Subject Property), Hero Honda Chowk, Old Gurugram and Palam Vihar Extension. Once operational, the said metro route will have 27 new stations. The approval from the central government has been obtained. Construction is yet to start.

G1 is well connected to major locations in the city via multiple modes of communication. The distance of G1 from major landmarks in the city is as follows:

02 km from NH8 (Delhi – Jaipur Highway)	7 km from proposed Millenium City centre Metro Station	10 km from Gurugram Railway Station	21 km from IGI International Airport	12 km from DLF Cyber City 33 km from Connaught Place.

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



Source: C&WI Research *(Map not to scale)*

4.6.7 Key Assumptions

Particulars	Unit	Information
Revenue Assumptions		
Lease Completion of Completed Building	Qtr, Year	Q3 FY 2027-28
Current Effective Rent	INR/sq. ft./mth	81
Achievable Market Rent	INR/sq. ft./mth	88.25
Achievable Market Rent (For area to be converted to Non – SEZ)	INR/sq. ft./mth	92.00
Parking Charges	INR/bay/mth	5,000
Development Assumptions		
Cost to Complete (for Under Construction/ Future Development)	INR Million	493
General Development	INR Million	430
Expected Completion Date	Qtr, Year	Tower 11 – Q2 FY 2033-34
Other Financial Assumptions		
Cap Rate	%	8.00
WACC (Complete/ Operational)	%	11.75
WACC (Under-construction/ Future Development)	%	13.00

4.6.8 Market Value

The market value of the full ownership* interest in G1 as on 30th September 2025 is as follows:

INR 58,889 Million**

(Indian Rupees Fifty-Eight Billion Eight Hundred and Eighty-Nine Million Only)

* Candor Gurgaon One Realty Projects Private Limited, which is 50% owned and controlled by the Brookfield India REIT.

** *Inclusive of fair value of Rs 2,912 Million pertaining to the property management company (MIOP) which is wholly owned by REIT*

Note: Brookfield India REIT holds 50% share in Candor Techspace G1 excluding MIOP and for MIOP Brookfield India REIT holds 100% share.

4.7 Downtown Powai (Kairos), Powai, Mumbai.

4.7.1 Subject Property Description

Downtown Powai (herein after referred to as Kairos and/or Subject Property) is located at Hiranandani Business Park, Powai, Mumbai, Maharashtra – 400076, India.

The Subject Property is accessible via internal South Avenue Road, Central Avenue Road, Orchard Avenue. within Powai.

4.7.2 Revenue Pendencies

On the basis of the Title Report prepared by the Legal Counsel and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Kairos Properties Private Limited – Property Tax paid upto FY 25-26

4.7.3 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

4.7.4 Environmental Considerations

We have not carried out any investigations or tests or been supplied with any information from Client or from any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster the location of the property with respect to risks pertaining to earthquakes, high winds/cyclone and flooding was studied. Mumbai where the Subject Property/(ies) are located falls in Seismic Zone III with low to moderate damage risk. The city faces high risk in terms of high winds or cyclones too. The location of Mumbai, which is on a coastal line, increases the risk of a tsunami. The terrain is generally plain with a gradual slope. Mumbai has not been affected by floods as per Flood Affected Area Atlas of India 2023. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it for any induced disaster. *(For sources, kindly refer to clause 5.5)*

4.7.5 Statement of Assets

Subject property is spread on a land area of 19.95 acres which constitutes nine completed building and part of under construction area (Alpha, Crisil House, Delphi, Fairmont, One Boulevard, Prudential, Spectra, Ventura A and Winchester) and is categorized under one component viz. completed building. The area statement for subject property is as follows:

Components	No. of buildings	Blocks	Leasable Area (sq. ft.)	Usage type	Committed Occupancy **
Alpha	1	Block A	1,10,423	Commercial	70%^
One Downtown Central	1	Block A	2,71,955	IT/IteS	100%^
Delphi	1	Block A, B & C	3,62,517	Commercial	100%^
Fairmont	1	Block A	2,95,687	IT/IteS	100%^
One Boulevard	1	Block A	1,09,041	Commercial	68.8%^
Prudential	1	Block A	2,36,567	IT/IteS	91%^
Spectra	1	Block A	2,08,111	IT/IteS	100%^
Ventura A	1	Block A	4,98,146	IT/IteS & Commercial	100%^
Winchester	1	Block A	7,57,718	IT/IteS	92%^
Total	**9**		**28,50,166***		

Source: Architect's Certificate (Dated: 16th October 2025), ^Rent Roll as on 30th September2025, Lease Deeds/Leave and License Agreements
**Total leasable area for Subject property includes area designated/ occupied for ATM purpose (cumulatively admeasuring 75 sq. ft.) and Tower (cumulatively admeasuring 23 sq. ft.). The income for leased towers is included in the "Other Income".*

***Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed area*

The Downtown Powai acquisition was a related party transactions and the Gross acquisition price/Purchase price of Downtown Powai was Rs. 65.0 Billion.

4.7.6 Brief Description

Subject property is a mixture of IT/IteS & Commercial office space comprising nine ready and operational buildings (Alpha, One Downtown Central, Delphi, Fairmont, One Boulevard, Prudential, Spectra, Ventura A & Winchester) occupied by multiple tenants.

Subject property: Total Leasable area of the subject Property is 2,85,0166* sq. ft. The building is occupied by multiple tenants. Major tenants are Deloitte group, JP Morgan Services India Pvt. Ltd, Nomura Services India Pvt. Ltd, General Mills India Pvt Ltd, TIAA Global Business Services India Pvt. Ltd, Crisil Limited.

**Total leasable area for Subject property includes area designated/ occupied for ATM purpose (cumulatively admeasuring 75 sq. ft) and Tower (cumulatively admeasuring 23 sq. Ft). The income for leased towers is included in the "Other Income".*

The large parking requirement is catered by four parking levels contributing to 1,676 parking spaces. Subject property has access to South Avenue Road, Central Avenue Road and Orchard Avenue within Powai.

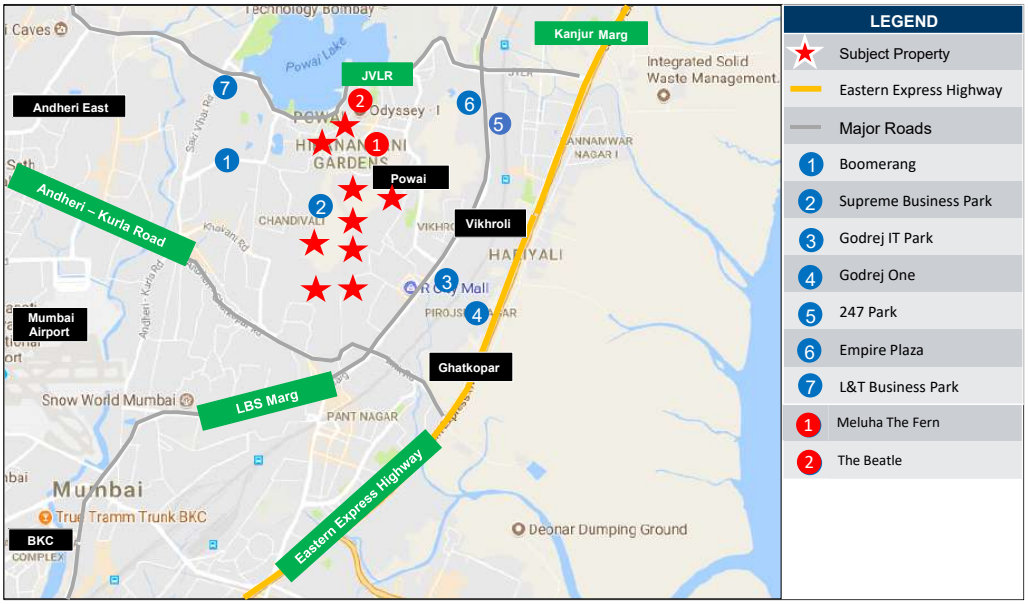
Locational Advantage

Subject property is a private IT/IteS & Commercial office space in the Mumbai region and is well positioned in the Andheri & Powai micro-market due its proximity to the residential areas, well developed social infrastructure and the upcoming metro stations (IIT – 2.6 Km from the Subject Property). The office supply in the vicinity comprises investment and sub investment grade developments, constituting a mix of IT and Non-IT developments. Some of the prominent office developments in the vicinity are Supreme Business Park, Scorpio House, Prima Bay, Godrej IT Park, Solitaire Corporate Park, Kanakia Wall Street, Times Square, Raiaskaran Tech Park etc.

Subject property is within close proximity to some of the renowned hotels like Meluha The Fern and The Beatle and is also well connected to major locations in city via multiple modes of communication. The distance of Kensington from major landmarks in Mumbai Metropolitan Region (MMR) is as follows:

04 km from LBS Marg 14 km from Eastern Express Highway 08 km from Western Express Highway	4.2 km from Kanjurmarg Railway Station 2.6 km from upcoming metro station (IIT)	6.5 km from Chhatrapati Shivaji International Airport 11 km from Mumbai Domestic Airport	2.3 km from IIT Powai 11 km from Bandra Kurla Complex

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



Source: C&WI Research *(Map not to scale)*

4.7.7 Key Assumptions

Particulars	Unit	Information
Revenue Assumptions		
Lease Completion of Completed Building	Qtr, Year	Q3 FY 2026-27
Current Effective Rent	INR/sq. ft./mth	188
Achievable Market Rent – Office (Commercial)	INR/sq. ft./mth	191
Achievable Market Rent – Office (IT Central Avenue)	INR/sq. ft./mth	171
Achievable Market Rent – Office (IT South Avenue)	INR/sq. ft./mth	160
Achievable Market Rent – Retail (Delphi)	INR/sq. ft./mth	323
Achievable Market Rent – Retail (Delphi 1st Floor)	INR/sq. ft./mth	220
Achievable Market Rent – Retail (Prudential)	INR/sq. ft./mth	517
Achievable Market Rent – Retail (One Boulevard)	INR/sq. ft./mth	450
Achievable Market Rent – Retail (Ventura)	INR/sq. ft./mth	517
Achievable Market Rent – Retail (Ventura 1st Floor)	INR/sq. ft./mth	280
Parking Charges*	INR/bay/mth	5,000
Development Assumptions		
Cost to Complete (for Under Construction/ Future Development)	INR Million	NA
General Development	INR Million	NA
Expected Completion Date	Qtr, Year	NA
Other Financial Assumptions		
Cap Rate	%	8.00
WACC (Complete/ Operational)	%	11.75

**The Subject Property has 1,676 car parks. We have assumed the car parks to maintain status quo .*

4.7.8 Market Value

The market value of the full ownership interest in Subject property as on 30th September 2025 is as follows:

INR 81,225 Million**

(Indian Rupees Eighty-One Billion and Two Hundred and Twenty Five Million Only)

*** Inclusive of fair value of Rs 2,803 M pertaining to property management company (CIOP) which is wholly owned by REIT*

4.8 Worldmark Tower 1

4.8.1 Subject Property Description

Worldmark Tower 1 (herein after referred to as Subject Property) is located in Aerocity District or Airport District, Delhi International Airport Limited (DIAL) (herein after referred to as "Subject Micro Market"), New Delhi, NCR

The Subject Property is in proximity to the Indira Gandhi International Airport. The Subject Property 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.

4.8.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Aspen Buildtech Private Limited (formerly known as Aspen Buildtech Limited) – Property Tax Paid up to FY 25-26.

4.8.3 Interest owned by Brookfield India REIT in nature of:

Equity
Equity: 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.
Equity Linked Instrument (including CCDs): Nil

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

4.8.4 Environmental Considerations

We have not carried out any investigations or tests, nor have we been supplied with any information from the Client or any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject property or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster, the location of the Subject Property with respect to risks pertaining to earthquakes, urban fire, and flooding was studied basis the data that has been published on various government websites. Delhi, where the Subject Property/(ies) are located, falls in Seismic Zone IV with a high damage risk. The Subject Property is located in Delhi which is situated on the banks of river Yamuna. The terrain is generally flat, with the Delhi Ridge and Yamuna River adding some natural variation. According to the Flood Affected Area Atlas of India 2023, Delhi has not been affected by floods. The Subject Property is not likely to face any higher risk than the overall risk

profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it to any induced disaster. *(For sources, kindly refer to clause 5.5)*

4.8.5 Statement of Assets

Worldmark Tower 1 comprising of leasehold rights is spread on a land area of approximate 4.59 acres. It constitutes 1 building which are fully operational admeasuring 6,07,892. The area statement for Worldmark Tower 1 are as follows:

Components	No. of buildings	Blocks	Leasable Area (sq. ft.)	Usage type	Committed Occupancy^
Completed	1	Tower 1	6,07,892	Office cum Retail	99.45%^
Total	**1**		**6,07,892**		

Source: Architect's Certificate (Dated: 16th October 2025), ^Rent Roll as on 30th September 2025, Lease Deeds/Leave and License Agreements
^Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed leasable area

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 Rs. 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 Rs. 60 Billion which also include this asset – Worldmark 1. 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: https://www.brookfieldindiareit.in/proposed_transaction.php#N3-Acquisition

4.8.6 Brief Description

The operational building in the campus is Tower 1 admeasuring 6,07,892 sq. ft. of leasable area. The operational building comprises of:

a. Office: Worldmark (Tower 1) having leasable area of 513,776 sq. ft. The office tower is occupied by multiple tenants. Major tenants in the Subject Property are Cowrks India, E&Y, SAEL Industries, Greenlam Industries etc.
b. Retail: Ground floor and lower ground floor are dedicated for retail having a total leasable area of 94,116 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: Bikanerwala, DragonFly, Punjab Grill, Da Milano, Chaayos, Social, etc.

The Subject Property also provides the car stacker parking lift facility at the basement one and two which allows to park multiple cars in a very limited space. 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.

Locational Advantage

The Subject Property is located in in Aerocity District or Airport District, Delhi International Airport Limited (herein after referred to as "Subject Micro Market" or "DIAL"), New Delhi, NCR, which falls under the DIAL Micro Market. The Micro Market is one of the established office and retail micro-markets of Delhi NCR.

The Subject Property 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.

Subject Property is in close proximity to existing metro viz. Delhi Aero City Metro Station, which further enhances its accessibility from different parts of NCR. Also, the upcoming silver line which is currently under construction will be connecting Delhi Aero City Metro Station to Tughlakabad Metro Station. This new line will further enhance the connectivity of DIAL to interior parts of Delhi.

The Subject Micro Market is also a prominent hospitality hub of NCR. Some of the prominent hotel in the vicinity of the Subject Property includes JW Marriott Hotel, Holiday Inn, Red Fox Hotel, Lemon Tree Hotel, Roseate House, Holiday Inn, Novotel.

Worldmark Delhi Aerocity is well connected to major locations in the city via multiple modes of communication. The distance of Worldmark Tower 1 from major landmarks in the city is as follows:

~02 km from NH 8	~0.8 km from Delhi Metro Station	~17 km from New Delhi Railway Station	~05 km from IGI Airport	~0.2 km from Aerocity ~16 kms from Connaught Palace

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



Source: C&WI Research *(Map not to scale)*

4.8.7 Key Assumptions

Particulars	Unit	Information
Revenue Assumptions		
Lease Completion of Completed Building	Qtr, Year	NA
Current Effective Rent	INR/sq. ft./mth	213
Achievable Market Rent- Office	INR/sq. ft./mth	225
Achievable Market Rent- Retail	INR/sq. ft./mth	180
Parking Charges	INR/bay/mth	5,000
Development Assumptions		
General Development	INR Million	157
Other Financial Assumptions		
Cap Rate	%	NA
WACC (Complete/ Operational)	%	11.75

NA - Not Applicable

4.8.8 Market Value

The market value of Worldmark Tower 1 as on 30th September 2025 is as follows:

INR 17,900 Million

(Indian Rupees Seventeen Billion Nine Hundred Million Only)

Note: - REIT's share in asset: 50%. The value of Brookfield India REIT share in the Subject Property is INR 8,950 Million (i.e. Eight Billion and Nine Hundred and Fifty Million).

4.9 Worldmark Tower 2 & 3

4.9.1 Subject Property Description

Worldmark Tower 2 & 3 (herein after referred to as Subject Property) is located in Aerocity District or Airport District, Delhi International Airport Limited (DIAL) (herein after referred to as "Subject Micro Market"), New Delhi, NCR

The Subject Property is in proximity to the Indira Gandhi International Airport. The Subject Property 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.

4.9.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Oak Infrastructure Developers Private Limited (formerly known as Oak Infrastructure Developers Limited)- Property Tax Paid up to FY 25-26

4.9.3 Interest owned by Brookfield India REIT in nature of:

Equity
Equity: 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.
Equity Linked Instrument (including CCDs): Nil

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

4.9.4 Environmental Considerations

We have not carried out any investigations or tests, nor have we been supplied with any information from the Client or any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject property or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster, the location of the Subject Property with respect to risks pertaining to earthquakes and flooding was studied basis the data that has been published on various government websites. Delhi, where the Subject Property/(ies) are located, falls in Seismic Zone IV with a high damage risk. The Subject Property is located in Delhi which is situated on the banks of river Yamuna. The terrain is generally flat, with the Delhi Ridge and Yamuna River adding some natural variation. According to the Flood Affected Area Atlas of India 2023, Delhi has not been affected by floods. The Subject Property is not likely to face any higher risk than the overall risk profile of the

city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it to any induced disaster. *(For sources, kindly refer to clause 5.5)*

4.9.5 Statement of Assets

Worldmark Tower 2 & 3 comprising of leasehold rights is spread on a land area of approximate 6.38 acres. It constitutes 2 building which are fully operational admeasuring 8,46,906. The area statement for Worldmark Tower 2 & 3 are as follows:

Components	No. of buildings	Blocks	Leasable Area (sq. ft.)	Usage type	Committed Occupancy^
Completed	2	Tower 2 & 3	8,46,906	Office cum Retail	90.84%^
Total	**2**		**8,46,906**		

Source: Architect's Certificate (Dated: 16th October 2025), ^Rent Roll as on 30th September 2025, Lease Deeds/Leave and License Agreements
^Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed leasable area

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 Rs. 12.27 billion and Rs. 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 Rs. 60 Billion which also include this asset – Worldmark 2 and 3. 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: https://www.brookfieldindiareit.in/proposed_transaction.php#N3-Acquisition

4.9.6 Brief Description

The operational buildings in the campus are Tower 2 & 3 admeasuring 8,46,906 sq. ft. of leasable area. The operational buildings comprises of:

a. Office: 2 Towers including Tower 2 and 3 having total leasable area of 6,62,276 sq. ft. These towers are occupied by multiple tenants. Major tenants in these towers are Brookprop Management, MUFG Bank, International Monetary Fund and Safran India Private Ltd.
b. Retail: Ground floor and lower ground floor are dedicated for retail having a total leasable area of 64,743 sq. ft. It constitutes retail area catering all basic requirements of occupiers viz. F&B and shopping and convenience store. Major tenants in retail area are Hazelnut Café, One 8, Kylin etc.
c. Atelier: Office suites located in tower 2 & 3 caters to executives with small office spaces providing various amenities having a leasable area of 1,19,988 sq. ft.

The Subject Property also provides the car stacker parking lift facility at the basement one and two which allows to park multiple cars in a very limited space. 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.

Locational Advantage

The Subject Property is located in in Aerocity District or Airport District, Delhi International Airport Limited (herein after referred to as "Subject Micro Market" or "DIAL"), New Delhi, NCR, which falls under the DIAL Micro Market. The Micro Market is one of the established office and retail micro-markets of Delhi NCR.

The Subject Property 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.

Subject Property is in close proximity to existing metro viz. Delhi Aero City Metro Station, which further enhances its accessibility from different parts of NCR. Also, the upcoming silver line which is currently under construction will be connecting Delhi Aero City Metro Station to Tughlakabad Metro Station. This new line will further enhance the connectivity of DIAL to interior parts of Delhi.

The Subject Micro Market is also a prominent hospitality hub of NCR. Some of the prominent hotel in the vicinity of the Subject Property includes JW Marriott Hotel, Holiday Inn, Red Fox Hotel, Lemon Tree Hotel, Roseate House, Holiday Inn, Novotel.

Worldmark Delhi Aerocity is well connected to major locations in the city via multiple modes of communication. The distance of Worldmark Tower 2 & 3 from major landmarks in the city is as follows:



~02 km from NH 8



~0.8 km from Delhi Metro Station



~17 km from New Delhi Railway Station



~05 km from IGI Airport



~0.2 km from Aerocity
~16 kms from Connaught Palace

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



Source: C&WI Research *(Map not to scale)*

4.9.7 Key Assumptions

Worldmark Tower 2

Particulars	Unit	Information
Revenue Assumptions		
Lease Completion of Completed Building	Qtr, Year	NA
Current Effective Rent	INR/sq. ft./mth	241
Achievable Market Rent-Office	INR/sq. ft./mth	225
Achievable Market Rent- Retail	INR/sq. ft./mth	180
Achievable Market Rent- Atelier	INR/sq. ft./mth	390
Parking Charges	INR/bay/mth	5,000
Development Assumptions		
General Development	INR Million	167
Other Financial Assumptions		
Cap Rate	%	NA
WACC (Complete/ Operational)	%	11.75

NA - Not Applicable

Worldmark Tower 3

Particulars	Unit	Information
Revenue Assumptions		
Lease Completion of Completed Building	Qtr, Year	Q3 FY 2027-28
Current Effective Rent	INR/sq. ft./mth	215
Achievable Market Rent-Office	INR/sq. ft./mth	225
Achievable Market Rent- Retail	INR/sq. ft./mth	180
Achievable Market Rent- Atelier	INR/sq. ft./mth	390
Parking Charges	INR/bay/mth	5,000
Development Assumptions		
General Development	INR Million	167
Other Financial Assumptions		
Cap Rate	%	NA
WACC (Complete/ Operational)	%	11.75

NA - Not Applicable

4.9.8 Market Value

The market value of Worldmark Tower 2 & 3 as on 30th September 2025 is as follows:

INR 26,496 Million

(Indian Rupees Twenty - Six Billion Four Hundred and Ninety-Six Million Only)

Note: - REIT's share in asset: 50%.

- *The value of Brookfield India REIT share in the Worldmark 2 is INR 6,807 Million (i.e. Sixty Billion and Eight Hundred and Seven - Nine Million)*
- *The value of Brookfield India REIT share in the Worldmark 3 is INR 6,441 Million (i.e. Six Billion and Four Hundred and Forty-One)*

4.10 Bharti Airtel Centre, Sector-18, Gurugram

4.10.1 Subject Property Description

Bharti Airtel Centre (herein after referred to as "Subject Property") is located in Phase IV of Sector 18 in Gurugram, one of the established and prime office location namely Gurugram North.

The Subject Property is accessible via NH- 48 and is well connected with other parts of the city through road and other infrastructure. The nearest metro station is Cyber City rapid metro which is approx. 1.7 kms away from the Subject Property. Both international as well as domestic airports are in the range of 12-16 kms from the Subject Property.

4.10.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Rostrum Realty Private Limited – Property Tax Paid up to FY 25-26.

4.10.3 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

4.10.4 Environmental Considerations

We have not carried out any investigations or tests, nor have we been supplied with any information from the Client or any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject property or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster, the location of the Subject Property with respect to risks pertaining to earthquakes, and flooding was studied basis the data that has been published on various government websites. Gurugram, where the Subject Property/(ies) are located, falls in Seismic Zone IV with a high damage risk. The city also faces a high risk in terms of heatwaves. The terrain is generally flat with a few isolated hillocks in the northeastern part. As per the Flood Affected Area Atlas of India 2023, Gurugram has not been affected by floods. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it to any induced disaster. *(For sources, kindly refer to clause 5.5)*

4.10.5 Statement of Assets

Bharti Airtel Centre comprising of freehold land is spread on a land area of approximate 4.67 acres is Airtel's corporate facility located in prime business district of Gurugram. It constitutes 1 fully operational building.

The area statement for Bharti Airtel Centre is as follows:

Components	No. of buildings	Blocks	Leasable Area (sq. ft.)	Usage type	Committed Occupancy^
Completed	1	Bharti Airtel Centre	6,92,585	IT/ITeS	100%^
Total	**1**		**6,92,585**		

Source: Architect's Certificate (Dated: 16th October 2025), ^Rent Roll as on 30th September2025, Lease Deeds/Leave and License Agreements.
^Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area

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. 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: https://www.brookfieldindiareit.in/proposed_transaction.php#N3-Acquisition

4.10.6 Brief Description

Bharti Airtel Centre is an IT/IteS office space offering large floor plates.

The operational building comprises of 1 office tower having leasable area of 692,585 sq. ft. The office tower is entirely occupied by Airtel group companies Amenity Block:

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.

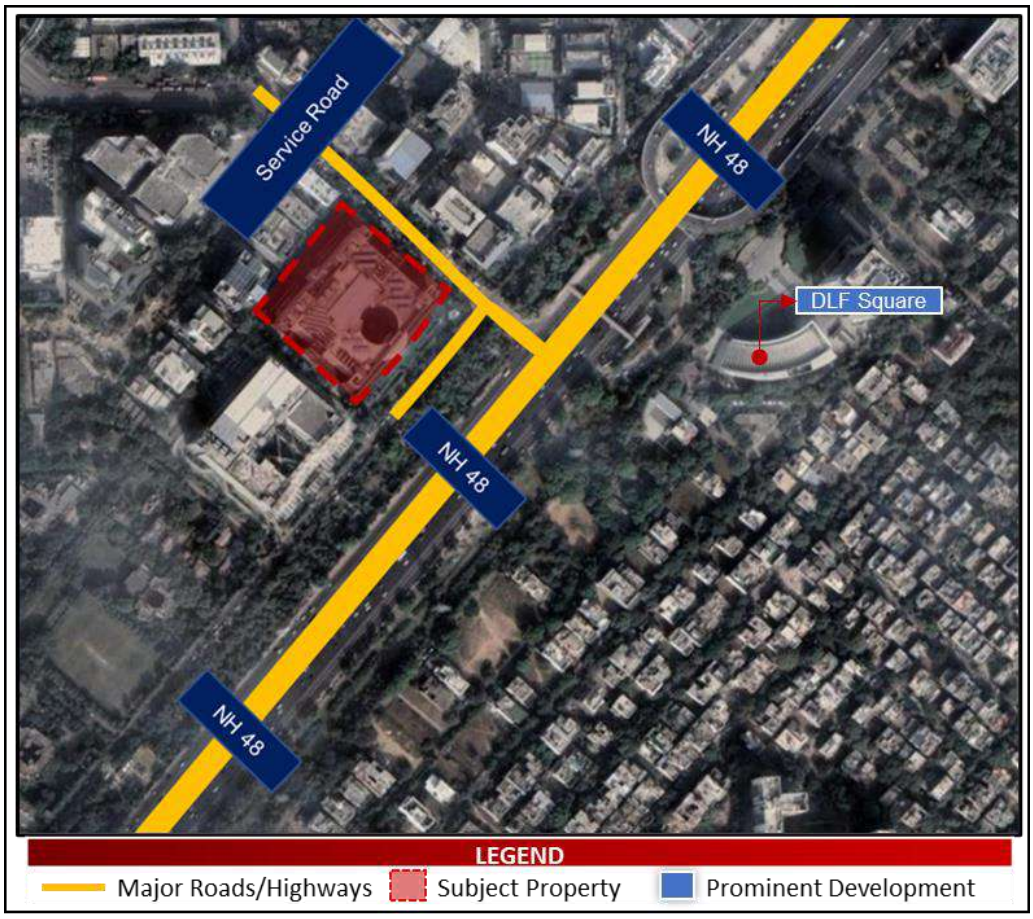
Locational Advantage

Bharti Airtel Centre (hereinafter referred to as "Subject Property") is located in Phase IV of Sector 18. It is part of Gurugram North micro market which is one of the established office, residential and retail micro-markets of Gurugram. Gurugram's largest office cluster viz. DLF Cyber City is located in micro market of Gurugram North. Being located in Gurugram North micro market, the Subject Property has access to good physical and social infrastructure. The Subject Property is well connected with other parts of the city through road and other infrastructure. NH 48 is the main connecting road, connecting Gurugram to other cities of NCR.

The distances (approximately) to Bharti Airtel Centre from major landmarks of NCR are as follows:

On NH 48 (Delhi – Jaipur highway)	~1 km from Cyber City Rapid Metro Station	~10 km from Gurugram Railway Station	~12 km from IGI Airport	~02 km from DLF Cyber City ~25 km from Connaught Place

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



Source: C&WI Research *(Map not to scale)*

4.10.7 Key Assumptions

Particulars	Unit	Information
Revenue Assumptions		
Lease Completion of Completed Building	Qtr, Year	NA
Current Effective Rent	INR/sq. ft./mth	131
Achievable Market Rent	INR/sq. ft./mth	131
Parking Charges	INR/bay/mth	4,000
Development Assumptions		
General Development	INR Million	106
Other Financial Assumptions		
Cap Rate	%	8.00
WACC (Complete/ Operational)	%	11.75

NA – Not Applicable

4.10.8 Market Value

The market value of Bharti Airtel Centre as on 30th September 2025 is as follows:

INR 13,766 Million

(Indian Rupees Thirteen Billion Seven Hundred and Sixty Six Million Only)

Note: The value of Brookfield India REIT share in the Subject Property is 50%, that is, INR 6,883 Million (i.e. Six Billion and Eight Hundred and Eighty Three Million)

4.11 Worldmark Gurugram, Sector 65, Gurugram

4.11.1 Subject Property Description

Worldmark Gurugram (herein after referred to as "Subject Property") is located in Sector 65, Golf Course Extension Road, Gurugram, Haryana, one of the emerging office destinations of Gurugram.

The Subject Property is accessible via Maidawas Road (proposed to be 60-metre-wide as per Gurugram-Manesar Master Plan 2031) on the south which is running parallel to Golf Course Extension Road and connects Sohna Road on the west and via Sector Road (24-meter-wide) on the west.

4.11.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Arnon Builders & Developers Private Limited (formerly known as Arnon Builders & Developers Limited) - Property Tax Paid up to FY 25-26.

4.11.3 Interest owned by Brookfield India REIT in nature of:

Equity
Equity: 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.
Equity Linked Instrument (including CCDs): Nil

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

4.11.4 Environmental Considerations

We have not carried out any investigations or tests, nor have we been supplied with any information from the Client or any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject property or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster, the location of the Subject Property with respect to risks pertaining to earthquakes, and flooding was studied basis the data that has been published on various government websites. Gurugram, where the Subject Property/(ies) are located, falls in Seismic Zone IV with a high damage risk. The city also faces a high risk in terms of heatwaves. The terrain is generally flat with a few isolated hillocks in the northeastern part. As per the Flood Affected Area Atlas of India 2023, Gurugram has not been affected by floods. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it to any induced disaster. *(For sources, kindly refer to clause 5.5)*

4.11.5 Statement of Assets

Worldmark Gurugram comprising of freehold land is spread on a land area of approximate 6.7 acres is a mixed-use complex in Delhi. It constitutes 5 fully operational buildings.

The area statement for Worldmark Gurugram is as follows:

Components	No. of buildings	Blocks	Leasable Area (sq. ft.)	Usage type	Committed Occupancy^
Completed	5	Tower 1, 2, 3, 4 and 5	7,51,397	Office cum Retail	93.6%^
Total	**5**		**7,51,397**		

Source: Architect's Certificate (Dated: 16th October 2025), ^Rent Roll as on 30th September2025, Lease Deeds / Leave and Licence Agreements and Client Information
^Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area

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. 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: https://www.brookfieldindiareit.in/proposed_transaction.php#N3-Acquisition

4.11.6 Brief Description

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

The Completed/ Operational buildings in the campus are Tower 1, 2, 3, 4 and 5 with OC received collectively admeasuring 7,51,397 sq. ft. of leasable area. The operational buildings comprises;

c. Office: 3 offices cum retail towers namely 1, 2 and 3 having total office leasable area admeasuring 477,559 sq. ft. Theses 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.

d. Retail: 3 offices cum retail towers namely 1, 2, 3 , 4 (F&B Block) along with tower 5 and Multiplex having total retail leasable area admeasuring 273,838 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, Glasshouse, Café Houz, Ces't la vie etc. Also multiplex has agreement signed with PVR INOX.

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.

The Subject Property also provides the car stacker parking lift facility at the basement one and two which allows to park multiple cars in a very limited space.

Locational Advantage

Golf Course Extension Road (GCER) is situated in the south-eastern part of Gurugram. This micro market is the extended part of Golf Course Road and comprises of sectors 60, 61, 62, 63, 63A, 64, 65, 66, 67 & 67A of Gurugram. Golf Course Extension Road, which is the main arterial road, connects Worldmark Gurugram to other micro markets of Gurugram and to NH 48 through Southern Peripheral Road (SPR). Sohna Road and the Golf Course Road are located on south of the Golf Course Extension Road. Appended map captures the placement of Worldmark Gurugram.

The distances to Worldmark Gurugram from major landmarks of NCR are as follows:

~03 kms from Golf Course Extension Road	~08 kms from Sector 55-56 Rapid Metro Station	~15 km from Gurugram Railway Station	~24 km from IGI Airport	~15 kms from DLF cyber city ~38 km from Connaught Place

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



Source: C&WI Research *(Map not to scale)*

4.11.7 Key Assumptions

Particulars	Unit	Details
Revenue Assumptions		
Lease Completion of Completed Building	Qtr, Year	Q1 FY 2026-27
Current Effective Rent	INR/sq. ft./mth	93
Achievable Market Rent (Office)	INR/sq. ft./mth	80
Achievable Market Rent (Retail)	INR/sq. ft./mth	120
Parking Charges	INR/bay/mth	2,500
Development Assumptions		
General Development	INR Million	116
Other Financial Assumptions		
Cap Rate	%	8.00
WACC (Complete/ Operational)	%	11.75

NA - Not Applicable

4.11.8 Market Value

The market value of Worldmark Gurugram as on 30th September 2025 is as follows:

INR 10,503 Million

(Indian Rupees Ten Billion Five Hundred and Three Million Only)

Note:- REIT's share in asset: 50%.The value of Brookfield India REIT share in the Subject Property is INR 5,251 Million (i.e. Five Billion and Two Hundred and Fifty- One Million).

4.12 Pavilion Mall, Civil Lines, Ludhiana

4.12.1 Subject Property Description

Pavilion Mall (hereinafter referred to as "Subject Property") is a retail operation mall, located in Civil Lines, Ludhiana, Punjab, an established commercial hub with popular place for dining and shopping.

The Subject Property is located on a corner plot and is accessible via a 24-meter-wide road towards north namely Hambran road (it is one of the main arterial roads of Ludhiana) and a 24-meter-wide road towards east know as Kailash Cinema Road.

4.12.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Rostrum Realty Private Limited - Property Tax Paid up to FY 25-26

4.12.3 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

4.12.4 Environmental Considerations

We have not carried out any investigations or tests, nor have we been supplied with any information from the Client or any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject property or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster, the location of the Subject Property with respect to risks pertaining to earthquakes, and flooding was studied basis the data that has been published on various government websites. Ludhiana where the Subject Property/(ies) are located falls in Seismic Zone IV with high damage risk. The Subject Property is located in the Ludhiana which is situated in the Sutlej basin in Punjab. The terrain is generally flat and level. As per the Flood Affected Area Atlas of India 2023, Ludhiana is affected by floods. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it to any induced disaster. *(For sources, kindly refer to clause 5.5)*

4.12.5 Statement of Assets

Pavilion Mall comprising of freehold land spread on a land area of approximate 2.47 acres. The Subject Property is a prominent shopping and entertainment destination located in established cluster Civil Lines in Ludhiana. It comprises of 1 fully operational building.

The area statement for Pavilion Mall is as follows:

Components	No. of buildings	Blocks	Leasable Area (sq. ft.)	Usage type	Committed Occupancy^
Completed	1	Tower 1	3,89,588	Retail Mall	84.57%^
Total	**1**		**3,89,588**		

Source: Architect's Certificate (Dated: 16th October 2025), ^Rent Roll as on 30th September 2025, Lease Deeds/Leave and License Agreements
^Committed occupancy = (occupied area + completed area under letters of intent)/ completed Leasable area

The Pavillion Mall acquisition was part of the North Commercial Portfolio Acquisition and the standalone valuation of Pavillion 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 – Pavillion 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: https://www.brookfieldindiareit.in/proposed_transaction.php#N3-Acquisition

4.12.6 Brief Description

The Subject Property is a Retail Mall catering to various types of tenants offering various amenities with OC received admeasuring 3,89,588 sq. ft. of leasable area. The operational building comprises of 9 floors and 2 basements being used as parking space for visitors. Major tenants include Shopper Stop, PVR, Fox in the Field, Smaaash, Timezone, Marks and Spencer's and The Stories (Hotel).

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.

Locational Advantage

The Subject Property is located in Civil Lines, Ludhiana, Punjab, an established commercial hub with popular place for dining and shopping. The Subject Property is constructed on a corner triangular plot and is accessible towards north through a 24-meter-wide road namely Hambran road, (it is one of the main arterial roads of Ludhiana) and 24-meter-wide road know as Kailash Cinema Road. This strategic location provides seamless connectivity between the Subject Property and the rest of the city.

The Subject Property is primarily surrounded with commercial and residential developments. Other developments located in vicinity of Subject Property are Guru Nanak Stadium & Dayanand Medical College. via multiple modes of communication. The distance of Pavilion Mall from major landmarks of Ludhiana are as follows:

~02 km from Ludhiana Railway Station	~15 km from Ludhiana Airport	~02 km from Feroz Gandhi Market

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



Source: C&WI Research *(Map not to scale)*

4.12.7 Key Assumptions

Particulars	Unit	Information
Revenue Assumptions		
Lease Completion of Completed Building	Qtr, Year	Q1 FY 2028-29
Current Effective Rent	INR/sq. ft./mth	60
Achievable Market Rental per month (Atrium and LGF - Anchor)	INR/sq. ft./mth	58
Achievable Market Rental per month (Atrium and LGF - Vanilla)	INR/sq. ft./mth	120
Achievable Market Rental per month (GF and UGF - Anchor)	INR/sq. ft./mth	58
Achievable Market Rental per month (GF and UGF - Vanilla)	INR/sq. ft./mth	130
Achievable Market Rental per month (1F- Anchor)	INR/sq. ft./mth	53
Achievable Market Rental per month (1F- Vanilla)	INR/sq. ft./mth	110
Achievable Market Rental per month (2F- Vanilla)	INR/sq. ft./mth	60
Achievable Market Rental per month (3F- Anchor)	INR/sq. ft./mth	40
Achievable Market Rental per month (3F- Vanilla)	INR/sq. ft./mth	45
Achievable Market Rental per month (4F- Anchor)	INR/sq. ft./mth	30
Achievable Market Rental per month (4F- Vanilla)	INR/sq. ft./mth	40
Achievable Market Rental per month (Upper Floors 5th floor and 6th floor Anchor)	INR/sq. ft./mth	30
Achievable Market Rental per month (Upper Floors (7th – 9th) - Anchor)	INR/sq. ft./mth	25
Achievable Market Rental per month (Multiplex)	INR/sq. ft./mth	65
Development Assumptions		
General Development	INR Million	46
Other Financial Assumptions		
Cap Rate	%	8.75
WACC (Complete/ Operational)	%	11.75

Note: LGF- Lower ground floor, UGF- Upper ground floor, GF- Ground floor, F-Floor
NA - Not Applicable

4.12.8 Market Value

The market value of Pavilion Mall as on 30th September 2025 is as follows:

INR 3,325 Million

(Indian Rupees Three Billion and Three Hundred and Twenty-Five Million Only)

Note: - REIT's share in assets: 50%. The value of Brookfield India REIT share in the Subject Property is INR1,662 Million (i.e. One Billion and Six Hundred and Sixty-Two Million)

5 SEBI ADDITIONS

5.1 Acquisition of Assets

REIT Portfolio			
Acquisition			
Asset Type	**Gross Acquisition Price**	**Date of Document**	**Document**
G2	62.3	9th February, 2021	REIT Issues : Final Offer Document filed with SEBI
K1			
N1	17.8		
Festus	22.9		
N2	39.7	17th December, 2021	N2-Acquisition-Transaction-Document
G1	47.25	18th May, 2023	Downtown-Powai-and-G1-Acquisition-Transaction-Document
Kairos	65.0		
NCP	60.0	15th May, 2024	Rostrum Acquisition Transaction Document

5.2 NOI

5.2.1 Candor Techspace G2

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	2,770	3,246	3,725	4,132	4,235	4,441	4,678	4,825	5,081	5,213	5,549
Growth		17%	15%	11%	2%	5%	5%	3%	5%	3%	6%

5.2.2 Candor Techspace N1

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	1,742	1,883	1,951	2,036	2,197	2,254	2,352	2,571	2,659	2,875	3,031
Growth		8%	4%	4%	8%	3%	4%	9%	3%	8%	5%

5.2.3 Candor Techspace N2

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	2,804	3,414	3,734	3,945	4,155	4,402	4,666	4,846	5,041	5,214	5,628
Growth		22%	9%	6%	5%	6%	6%	4%	4%	3%	8%

5.2.4 Candor Techspace K1

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	2,139	2,262	2,390	2,477	2,586	2,731	2,826	2,955	3,089	3,205	3,330
Growth		6%	6%	4%	4%	6%	3%	5%	5%	4%	4%

5.2.5 Kensington

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	2,119	2,308	2,425	2,531	2,694	2,824	2,924	3,122	3,247	3,441	3,614
Growth		9%	5%	4%	6%	5%	4%	7%	4%	6%	5%

5.2.6 Candor Techspace G1

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	3,671	4,243	4,617	4,783	5,243	5,680	5,857	6,187	6,540	6,714	7,197
Growth		16%	9%	4%	10%	8%	3%	6%	6%	3%	7%

5.2.7 Kairos

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	5,601	6,032	6,539	7,190	7,219	7,587	8,111	8,516	8,818	9,329	10,168
Growth		8%	8%	10%	0%	5%	7%	5%	4%	6%	9%

5.2.8 Worldmark Tower 1

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	1,414	1,420	1,528	1,571	1,605	1,729	1,743	1,817	1,971	2,000	2,075
Growth		0%	8%	3%	2%	8%	1%	4%	8%	1%	4%

5.2.9 Worldmark Tower 2 & 3

Tower 2

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	1,055	1,099	1,100	1,136	1,179	1,222	1,305	1,347	1,407	1,497	1,583
Growth		4%	0%	3%	4%	4%	7%	3%	4%	6%	6%

Tower 3

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	830	960	1,140	1,170	1,246	1,238	1,248	1,337	1,383	1,453	1,594
Growth		16%	19%	3%	6%	-1%	1%	7%	3%	5%	10%

5.2.10 Bharti Airtel Centre

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	1,154	1,206	750	1,208	1,263	1,331	1,447	1,447	1,525	1,659	1,659
Growth		4%	-38%	61%	5%	5%	9%	0%	5%	9%	0%

5.2.11 Worldmark Gurugram

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	820	876	912	951	976	999	1,024	1,063	1,111	1,187	1,253
Growth		7%	4%	4%	3%	2%	3%	4%	5%	7%	6%

5.2.12 Pavilion Mall

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	178	248	282	302	328	344	365	390	403	410	450
Growth		39%	14%	7%	9%	5%	6%	7%	3%	2%	10%

5.3 Discount Rate

The discount rate applied to the available cash flows reflects the opportunity cost to all the capital providers, namely shareholders (Cost of Equity) and creditors (Cost of Debt), weighted by the relative contribution to the total capital of the company (WACC). The opportunity cost to the capital provider equals the rate of return the capital provider expects to earn on other investments of equivalent risk.

- **Cost of Debt**

The cost of debt is the return that a company provides to its debtholders and creditors. These capital providers need to be compensated for any risk exposure that comes with lending to a company. The cost of debt for real estate assets is often influenced by the stage of development of the asset. The mature and income-generating assets are considered less risky, leading to lower interest rates. In this context, the cost of debt for Brookfield India REIT properties is benchmarked to the interest rates observed in REITs, as all bear similar characteristics in terms of type and development status of properties. Since a major portion of REITs' portfolios consists of completed, income-generating assets, the cost of debt aligns more closely with the Lease Rent Discounting (LRD) rate.

This approach ensures that the cost of debt is aligned with the risk profile of the property and current market conditions,

Please find below Cost of Debt for Comparable REIT.

Entity Name	Cost of Debt
Embassy Office Parks REIT	7.55%
Mindspace Business Park REIT	7.84%
Brookfield India Real Estate Trust	8.10%
Knowledge Realty Trust	8.99%

Source: Analyst Presentation for respective REIT

The cost of debt for September 2025 valuation is considered as ~ 8.4 %, which been determined based on the cost of debt for the REITs.

- **Cost of Equity**

  We have considered the cost of equity at 14.50% as per the market return expectations of various investors for commercial office. Apart from that we have also benchmarked CAPM model and inputs of same is detailed out as under

  - We have considered risk free rate of 6.97% based on average 10-year treasury bond yield.
  - For calculation of beta, we have benchmarked industry (Nifty Realty Index). We have considered average 5-year Beta of Nifty Realty index with respect to Nifty 50.
  - We have considered market risk premium of 4.53% based on the returns of broad-based BSE 500 stock index for the past 10 to 15 years.

- **Debt-Equity Ratio (weightage of WACC)**

  As discussed earlier, the cost of debt has been derived based on prevailing LRD rates, while the cost of equity has been calibrated to account for both asset-specific and market-specific factors, reflecting investor expectations from an operational Grade A office spaces. Additionally, the debt-to-equity mix has been determined considering the typical LRD tenures and the extent to which debt financing contributes to the overall asset value.

It may be noted basis management representation that the current debt equity structure of Brookfield India REIT is 30:70. However, SEBI REIT Regulations states that the maximum permissible limit for debt is 49%. Hence, we have considered the debt and equity mix of 45% and 55% which lies well within the limit specified as per the SEBI REIT Regulations and is also accepted by the market participants.

Derivation of WACC

Based on above, the following WACC rate has been assumed for completed commercial assets part of the Brookfield India REIT:

	Cost	Weightage	
Cost of Debt	**8.4%**	**45.0%**	**~11.75%**
Cost of Equity	**14.5%**	**55.0%**	

Note: As per management representation planned debt equity structure for Brookfield India REIT is 45:55.

Capitalisation rate assumptions

The capitalization rate adopted for valuing various assets has been based on factors such as:

- Relevant parameters of some key investments in comparable properties of similar quality, use, tenant profile made by institutional real estate investors were perused. Further, considering that these investments have been made through institutional player, the cap rate for the Subject Property was suitably adjusted.

  The selected comparable investments consist of investment-grade A properties with a similar tenant profile, commercial usage backed by institutional investors. These properties primarily include large office parks, aligning closely with the characteristics of the REIT properties. Considering these criteria, following comparable transactions have been analyzed to derive the capitalization rate:

Name of Seller	Name of Buyer	Location	City	Name of Building	Type of Building	Year of Transaction	Area (sq. ft.)	Deal Size (INR mn)	Capitalization Rate
Shapoorji Pallonji-Allianz	GIC	Gachibowli	Hyderabad	Waverock 2.1	Commercial	2024	22,84,918	21,500	~8%
MFAR Developers	Edelweiss Alternatives	Outer Ring Road	Bangalore	Embassy Manyata Tech Park	Commercial	2024	11,00,000	15,000	~8%
Kalyani Developers	Tablespace Technologies	Whitefield	Bangalore	Kalyani Camellia	Commercial	2024	5,00,000	5,000	~8%
Bhartiya Group	GIC	Hebbal	Bangalore	Bhartiya City	Commercial	2023	30,00,000	28,000	~8%
Brookfield Asset Management	GIC & Brookfield REIT	Powai	Mumbai	9 Grade A Properties in Downtown Powai	Commercial	2023	27,00,000	65,000	~8%
Brookfield Properties	Brookfield REIT & GIC	Gurugram	NCR	Candor Techspace G1	Commercial	2023	37,98,366	47,250	~8%
Salarpuria Sattva	Continental Automotive	Electronic city	Bangalore	South Gate	Commercial	2022	8,50,885	7,516	8.32%
TRIL Properties	CPPIB	Suburban South	Chennai	TRIL Info Park	Commercial	2022	46,67,000	63,000	~7.6% - 7.7%
Embassy Property Developments Pvt. Ltd.	Embassy Office Parks REIT	ORR, Bangalore	Bangalore	Embassy Tech Village	Commercial	2020	91,00,000	97,824	7.50%

- *Source: Secondary Market Research*
- *Note: The above information is based on information published in public domain and discussions with various market players*

Based on these considerations, an exit capitalisation rate ranging between 7.5% and 8.5% has been adopted, with the lower end of the range applied to assets demonstrating superior performance and fundamentals within the portfolio. Thus we have considered the cap rate as 8% for the valuation of G1, G2, N1, N2, Worldmark Gurgaon, Airtel Centre, Kairos, Kensington. For K1 we have considered cap rate of 8.5% and for Pavilion Mall cap rate has been assumed to be 8.75% in line with the available market information and appropriately adjusted for the overall occupancy/performance level of the Subject Property and location of the Subject property being in Tier 3 city, as the comparable transactions are located in Tier 1 City.

5.4 Market Value Progression

5.4.1 Candor Techspace G2

Component	Market Value (INR Mn) as on		
	30th September 2022**	30th September 2023	30th September 2024
Completed Buildings	INR 45,637 Million	INR 44,839 Million	INR 44,330 Million
Future Developments	INR 613 Million	INR 577 Million	INR 563 Million
	31st March 2023	31st March 2024	31st March 2025
Completed Buildings	INR 44,724 Million	INR 44,798 Million	INR 44,117 Million
Future Developments	INR 563 Million	INR 570 Million	INR 520 Million

5.4.2 Candor Techspace N1

Component	Market Value (INR Mn) as on		
	30th September 2022**	30th September 2023	30th September 2024
Completed Buildings	INR 19,550 Million	INR 22,056 Million	INR 23,292 Million
Future Developments	INR 2,746 Million	INR 3,240 Million	INR 3,355 Million
	31st March 2023	31st March 2024	31st March 2025
Completed Buildings	INR 21,271 Million	INR 22,360 Million	INR 23,919 Million
Future Developments	INR 2,974 Million	INR 3,263 Million	INR 3,157 Million

5.4.3 Candor Techspace N2

Component	Market Value (INR Mn) as on		
	30th September 2022**	30th September 2023	30th September 2024
Completed Buildings	INR 38,686 Million	INR 39,562 Million	INR 42,020 Million
Future Developments	INR 2,284 Million	INR 2,354 Million	INR 2,649 Million
	31st March 2023	31st March 2024	31st March 2025
Completed Buildings	INR 40,493 Million	INR 40,274 Million	INR 43,016 Million
Future Developments	INR 2,403 Million	INR 2,345 Million	INR 2,210 Million

*Note: ** The valuations as of the specified date were conducted by another valuer. Therefore, the market value has been provided by Brookfield REIT Management, sourced from their website. For more details, please visit– https://www.brookfieldindiareit.in/valuation-report#Valuation-Report*

5.4.4 Candor Techspace K1

Component	Market Value (INR Mn) as on		
	30th September 2022**	30th September 2023	30th September 2024
Completed Buildings	INR 22,175 Million	INR 21,948 Million	INR 25,155 Million
Future Developments	INR 4,326 Million	INR 4,372 Million	INR 4,719 Million
	31st March 2023	31st March 2024	31st March 2025
Completed Buildings	INR 22,763 Million	INR 23,658 Million	INR 25,839 Million
Future Developments	INR 4,250 Million	INR 4,309 Million	INR 5,192 Million

5.4.5 Keingston

Component	Market Value (INR Mn) as on		
	30th September 2022**	30th September 2023	30th September 2024
Completed Buildings	INR 27,548 million	INR 24,996 million	INR 28,527 million
	31st March 2023	31st March 2024	31st March 2025
Completed Buildings	INR 24,288 million	INR 26,998 million	INR 29,168 million

5.4.6 Candor Techspace G1

Component	Market Value (INR Mn) as on	
	30th September 2023	30th September 2024
Completed Buildings	INR 49,751 Million	INR 51,582 Million
Future Developments	INR 578 Million	INR 547 Million
	31st March 2024	31st March 2025
Completed Buildings	INR 49,544 Million	INR 55,459 Million
Future Developments	INR 577 Million	INR 526 Million

5.4.7 Kairos

Component	Market Value (INR Mn) as on			
	30th September 2023	31st March 2024	30th September 2024	31st March 2025
Completed Buildings	INR 68,891 Million	INR 73,556 Million	INR 75,078 Million	INR 78,270 Million
Future Developments	INR 1,714 Million	NA	NA	NA

*Note: ** The valuations as of the specified date were conducted by another valuer. Therefore, the market value has been provided by Brookfield REIT Management, sourced from their website. For more details, please visit– https://www.brookfieldindiareit.in/valuation-report#Valuation-Report*

5.4.8 Worldmark Tower 1

Component	Market Value (INR Mn) as on	
	30th September 2024	31st March 2025
Completed Buildings	INR 16,909 Million	INR 17,014Million

5.4.9 Worldmark Tower 2 & 3

Component	Market Value (INR Mn) as on	
	30th September 2024	31st March 2025
Worldmark 2	INR 12,524 Million	INR 13,058 Million
Worldmark 3	INR 11,749 Million	INR 11,955 Million

5.4.10 Airtel Center

Component	Market Value (INR Mn) as on	
	30th September 2024	31st March 2025
Completed Buildings	INR 12,431 Million	INR 12,701 Million

5.4.11 Worldmark Gurugram

Component	Market Value (INR Mn) as on	
	30th September 2024	31st March 2025
Completed Buildings	INR 10,130 Million	INR 10,345 Million

5.4.12 Pavilion Mall

Component	Market Value (INR Mn) as on	
	30th September 2024	31st March 2025
Completed Buildings	INR 2,903 Million	INR 3,077Million

5.5 Environmental Consideration

5.5.1 Candor Techspace G2

Source for Environmental considerations is as listed below:

- District Disaster Management Plan- Gurugram (2020)_Government Of Haryana - Department Of Revenue & Disaster Management
- Flood Affected Area Atlas of India_(2023)_National Disaster Management Authority

5.5.2 Candor Techspace N1

Source for Environmental considerations is as listed below:

- Uttar Pradesh_SimplifiedGuidelineForEarthquake2023.pdf
- Flood Affected Area Atlas of India_(2023)_National Disaster Management Authority

5.5.3 Candor Techspace N2

Source for Environmental considerations is as listed below:

- Uttar Pradesh_SimplifiedGuidelineForEarthquake2023.pdf
- Flood Affected Area Atlas of India_(2023)_National Disaster Management Authority

5.5.4 Candor Techspace K1

Source for Environmental considerations is as listed below:

- Seismic vulnerability and risk assessment of Kolkata City, India
- Flood Affected Area Atlas of India_(2023)_National Disaster Management Authority

5.5.5 Keingston

Source for Environmental Considerations is as listed below:

- Document No (bis.gov.in)
- https://www.bmtpc.org/DataFiles/CMS/file/map%20of%20india/wind-india.pdf
- PowerPoint Presentation (ndma.gov.in)

5.5.6 Candor Techspace G1

Source for Environmental considerations is as listed below:

- District Disaster Management Plan- Gurugram (2020)_Government Of Haryana - Department Of Revenue & Disaster Management
- Flood Affected Area Atlas of India_(2023)_National Disaster Management Authority

5.5.7 Kairos

Source for Environmental Considerations is as listed below:

- Document No (bis.gov.in)
- https://www.bmtpc.org/DataFiles/CMS/file/map%20of%20india/wind-india.pdf
- PowerPoint Presentation (ndma.gov.in)

5.5.8 Worldmark Tower 1

Source for Environmental considerations is as listed below:

- NCR Planning Board Report
- Flood Affected Area Atlas of India_(2023)_National Disaster Management Authority

5.5.9 Worldmark Tower 2 & 3

Source for Environmental considerations is as listed below:

- NCR Planning Board Report
- Flood Affected Area Atlas of India_(2023)_National Disaster Management Authority

5.5.10 Airtel Center

Source for Environmental considerations is as listed below:

- District Disaster Management Plan- Gurugram (2020)_Government Of Haryana - Department Of Revenue & Disaster Management
- Flood Affected Area Atlas of India_(2023)_National Disaster Management Authority

5.5.11 Worldmark Gurugram

Source for Environmental considerations is as listed below:

- District Disaster Management Plan- Gurugram (2020)_Government Of Haryana - Department Of Revenue & Disaster Management
- Flood Affected Area Atlas of India_(2023)_National Disaster Management Authority

5.5.12 Pavilion Mall, Civil Lines, Ludhiana

Source for Environmental considerations is as listed below:

- https://ndma.gov.in/sites/default/files/PDF/FHA/Flood_Affected_Area_Atlas_of_India.pdf

VALUATION REPORT

Downtown Powai (SEZ), Powai, Mumbai Region

Date of Valuation: 30th September 2025

Date of Report: 01st November 2025

Submitted to: Brookfield India Real Estate Trust

Instruction Party: Brookprop Management Services Private Limited

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, 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 other purpose other than the purpose as agreed upon in the addendum dated 22nd September 2023 to Letter of Engagement ("LOE") dated 23 December 2022 without the prior written consent of the Valuer.

The information in this report reflects prevailing conditions and the view of Valuer as of this date, 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 as agreed upon the Letter of Engagement ("LOE") dated 23 December 2022. 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.

Executive Summary

Kensington (A & B), SEZ Building, Powai, Mumbai, India		
Valuation Date:	30th September 2025	 View 1 of Subject Property
Site Visit Date:	27th March 2025	
Valuation Methodology:	10 Year Discounted Cash Flow	
Valuation Purpose:	Disclosure of valuation of asset forming part of portfolio of Brookfield India in accordance with the SEBI (REIT) Regulations, 2014	
Location / Situation:	Kensington is located at Hiranandani Business Park, CTS No. 28A, Powai, Mumbai Maharashtra – 400076, India. The standalone private IT/ITeS Special Economic Zone (SEZ) development is spread over 8.96 acres comprising of buildings known as Kensington A and Kensington B (hereinafter referred to as the Subject Property) is located at Andheri & Powai micro market, which is home to a number of IT and Non-IT establishments. Andheri & Powai 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. The micro-market enjoys good road connectivity via Jogeshwari-Vikhroli Link Road (JVLR), Chandivali Road and Hiranandani Link Road. Kensington is surrounded by residential projects developed by Hiranandani Group. Some of the prominent office developments in the vicinity are Supreme Business Park, Scorpio House, Prima Bay, Delphi, Godrej IT Park, Solitaire Corporate Park, Kanakia Wall Street, Times Square, Raiaskaran Tech Park etc. It also houses prominent tenants such as Tata Consultancy Services, Wipro, GE Oil & Gas India Pvt Ltd, Larsen & Toubro etc.	 View 2 of Subject Property  View 3 of Subject property
Description:	Kensington is a private IT/ITeS SEZ office space comprising one ready and operational building with two wings (Kensington A & Kensington B) occupied by multiple tenants: **Completed Buildings with Occupancy Certificate (OC) received – Kensington (A & B)** The operational buildings collectively admeasure 1,607,684 sq. ft. of leasable area with 95.58% committed occupancy*. The large parking requirement is catered by four parking levels contributing to 1,721 parking spaces. Kensington has two entry and two exit points providing access to D.P. Road and Internal Wide Road.	 View 4 of Subject property
Total Area:	Total Land Area: 8.96 acres Total Leasable Area**: 1,607,684 sq. ft.	

Source: Architect's Certificate (Dated: 16th October 2025), Rent Roll as on 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information

***Total leasable area for Kensington A includes area occupied by "Hitachi Payment Services Pvt Ltd" for ATM purpose (25 Sq Ft) and Total leasable area for Kensington A & B includes area occupied for Towers (3 Sq Ft) (Kensington A – 2 Sq. ft & Kensington B – 1 Sq. ft). The income for the said areas is included in the "Other Income".*
**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed area*

MARKET VALUE OF THE SUBJECT PROPERTY

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which he has no knowledge, the opinion of value of the aforementioned Subject Property comprising land and improvements thereon and the right to provide facility management services to the entire Subject property, as on 30th September 2025, is as follows:

Component	Market Value as on	In Figures	In Words
Completed Building	30 September 2025	INR 29,782 million	Indian Rupees Twenty-Nine Billion Seven Hundred and Eighty-Two Million Only

This summary is strictly confidential to the addressee. It must not be copied, distributed or considered in isolation from the full report

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From: L. Anuradha MRICS
IBBI Registered Valuer (L&B)
(IBBI/RV/02/2022/14979)

To:	**Brookfield India Real Estate Trust**
Property:	**Kensington, Powai, Mumbai, Maharashtra, India**
Report Date:	**01st November 2025**
Valuation Date:	**30th September 2025**

A REPORT

1 Instructions

Brookfield India Real Estate Trust (hereinafter referred to as the "Instructing Party" or the "Client"), has appointed Ms. L. Anuradha, MRICS, registered as a valuer 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 as the "Valuer"), in order to undertake the valuation of office property located in Mumbai (hereinafter referred to as "Subject Property" and/or "Kensington") for the disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange. The property and interests valued as part of this valuation exercise are detailed in Part C of this report. The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Annexure 8 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

2 Professional Competency of The Valuer

Ms. L. Anuradha is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset classes of Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since September 2022. She completed her bachelor's in architecture in 2002 and master's in planning from School of Planning & Architecture in 2004.

L. Anuradha (IBBI registration No. IBBI/RV/02/2022/14979) as a registered valuer entity under section 247 of the companies Act, 2013 and the companies (Registered Valuer and Valuations) Rules, 2017 has more than 20 years of experience in the domain of urban infrastructure, valuation and real estate advisory. She was working as an Associate Director for Cushman and Wakefield from 2013-2022 and was leading the team for Tamil Nadu, Kerala and Sri Lanka. Prior to joining Cushman, she has been involved in various strategy level initiatives in Institutional development and Infrastructure for donor agencies and various Government and Private clients. L. Anuradha worked with SIVA group in the M&A practice where she was involved with the financial appraisal and valuation of real estate projects. Prior to this she has worked with Price Waterhouse Coopers in the Government, Real estate and Infrastructure Development Practice where she was involved in

carrying out financial appraisal and strategies for some of the State Governments in India. Her foundation in real estate valuation was at Jones Lang LaSalle where she worked for 3 years on multiple valuations and entry strategies for Indian NBFCs and funds.

Her last employment was at CWI. As an Associate Director of the Valuation and Advisory team at CWI, Ms. L. Anuradha provided support on identified business/ new opportunities, evaluated proposals for new property investments and/ or dispositions while providing analytical support for Investment recommendations. L. Anuradha was also key personnel in carrying out the Market study for the Mindspace REIT micro markets in India. She has undertaken valuations exercises for multiple private equity/real estate funds, financial institutions, developers and corporates across asset classes of commercial, retail, residential and hospitality. Her clientele included HDFC, Xander, DLF, RMZ, Embassy Group, CapitaLand, Tata Capital, Tata Realty, TVS group etc.

3 Independence and Conflicts of Interest

The Valuer confirms that there are no conflicts of interest so far as discharging her duties as a valuer for the Subject Property/ business is concerned and has undertaken the valuation exercise without the presence of any bias, coercion, or undue influence of any party, whether directly connected to the valuation assignment. There has not been any professional association with the Client or the Subject Property in past five years from the date of this report.

The Valuer or any of her employees involved in valuing the assets of the REIT have not invested nor shall invest in securities of any of the Subject Property being valued till the time she is designated as Valuer and not less than six months after ceasing to be a Valuer of the REIT.

4 Purpose of Valuation

The Report is being prepared to be relied upon by the Reliant Parties and inclusion, as a whole, a summary thereof or any extracts of the report, in any documents prepared in relation for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

5 Basis of Valuation

Given the purpose of valuation as mentioned above, the valuation exercise has been carried out to estimate the "Market Value" of the Subject Property in accordance with the IVSC International Valuation Standards as effective from 31 January 2022 and as applicable on the date of valuation.

Market Value" is defined according to IVS 104 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.*'

6 Valuation Approach & Methodology



Understanding of the Subject Property

- Conduct site visit of the project to understand location and site dynamics
- Assess the nature of Subject Property.
- Understand from documents provided and inputs from client, if there is any other covenants with respect to the marketability of the Subject Property



Assessment

- Conduct Market Research to arrive at relevant assumptions and inputs
- Determining appropriate valuation methodology and conducting valuation procedures to determine fair value
- Sharing draft valuation report with Client



Submission of Report

- Providing final value conclusion and report to the Client

The basis of valuation for the Subject Property being Market Value, the same has been derived by any of the following approaches:

Discounted Cash Flow Method using Rental Reversion

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the property to prospective tenants typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). To arrive at a unit value for these tenancies, we have considered the impact of such sub/above market leases on the valuation of the subject property.

For the purpose of the valuation of Subject Property, Income Approach – Discounted Cash Flow Method using Rental Reversion has been adopted.

7 Assumptions, Departures and Reservations

This valuation report has been prepared on the basis of the assumptions within the instructions (Caveats & Limitations) detailed in Annexure 8 of this report. The development mix, built up area, land area and lease details such as lease rent, lease commencement and lease end date, lock – in period, escalation terms, etc. pertaining to the Subject Property is based on the appropriate relevant documents which has been provided by the Client and the same has been adopted for the purpose of this valuation.

8 Inspection

The Property was inspected on 27th March 2025 by the Valuer. No measurement or building survey has been carried out as part of the valuation exercise. The Valuer has relied entirely on the site areas provided by the Client, which has been assumed to be correct. Based on the discussions with the client it has been assumed that no material change in the condition of the property has taken place.

9 General Comment

A valuation is a prediction of price, not a guarantee. By necessity it requires the valuer to make subjective judgments that, even if logical and appropriate, may differ from those made by a purchaser, or another valuer. Historically it has been considered that valuers may properly conclude within a range of possible values.

The purpose of the valuation does not alter the approach to the valuation.

Property values can change substantially, even over short periods of time, and thus the valuation of the subject property herein could differ significantly if the date of valuation was to change.

This report should not be relied upon for any other purpose other than for which this valuation exercise has been undertaken for.

10 Confidentiality

The contents of this Report are intended for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents except as maybe required in connection with disclosure of valuation of assets, forming part of the portfolio of Brookfield India REIT under the applicable law.

11 Authority

The Client acknowledges and agrees that the Valuer's services hereunder (including, without limitation, the Deliverables itself and the contents thereof) are being provided solely to the Client in relation for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40) and disclosure in the Documents and in the valuation report, as may be required.

The Valuer consents to the usage of her name as an expert, in relation to the Report, in the Documents. If the Client desires to use the Deliverables or the Valuer's name in any other offering other than the Documents as contemplated under this Agreement, then the Client shall obtain the Valuer's prior written approval for such usage. The Client shall indemnify the Valuer for any losses suffered by him due to such usage other than for the purpose as contemplated under this Agreement. Additionally, the Client herewith consents to provide or cause to be provided, an indemnification agreement in his favor, reasonably satisfactory to him for any use of the Report other than for the purpose permitted under this Agreement. It is however clarified that the indemnity shall not cover any losses resulting from the use of the Report for the purpose stated above including disclosure in the Documents and in the valuation report.

12 Reliant Parties

The reliance on the valuation reports prepared as part of this engagement to Brookprop Management Services Private Limited ("Manager"), the Brookfield India REIT ("Brookfield REIT") and auditors, debenture trustees, stock exchanges, unit holders of the REIT, Securities and Exchange Board of India (SEBI), credit rating agencies and Axis Trustee Services Limited, the trustee to the Brookfield REIT (Trustee") for the purpose as highlighted in this report (valuation). The reliant parties shall also include auditors, lawyers and book running lead managers. The Valuer, however, would extend no liability to such reliant parties.

The valuation exercise is conducted strictly and only for the use of the parties as stated above who need to rely on such valuation ("Reliant Party") and for the Purpose specifically stated. The Instructing Party shall make all reliant parties aware of the terms and conditions of the agreement under which this exercise is being undertaken and take due acknowledgements to the same effect.

13 Limitation of Liability

The Valuer shall endeavour to provide services to the best of its ability and professional standards and in Bonafide good faith. Subject to the terms and conditions in the LOE, the Valuer's total aggregate liability to the Client arising in connection with the performance or contemplated performance of the services herein, regardless of cause and/or theory of recovery, shall not exceed the fee paid to the Valuer for the engagement.

The Valuer acknowledges that it shall consent to be named as an 'expert' in the Offer Documents and that its liability to any person, in its capacity as an expert and for the Report, shall be without any limitation and in accordance with law. In the event that the Manager, the sponsors, the trustee, the REIT or other intermediaries appointed in connection with disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Report, the Claim Parties will be entitled to require the Valuer to be a necessary party/respondent to such claim and she shall not object to her inclusion as a necessary party/ respondent. In all such cases, the Client agrees to reimburse/ refund to the Valuer, the actual cost (which shall include legal fees and external counsel's fee) incurred by her while becoming a necessary party/respondent. If the Valuer does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defence in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against her in this regard.

14 Disclosure and Publication

The Valuer must not disclose the contents of this valuation report to a third party in any way, except as allowed under the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars. As per the terms and regulation 2(1) of the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars, it may be noted that the Valuation report is prepared in accordance with said REIT regulations.

15 Anti-Bribery & Anti-Corruption

Both Parties represents, warrants and undertakes that:

They are familiar with applicable Anti-Corruption Laws under the LOE including but not limited to Prevention of Corruption Act 1988 and will ensure that neither it nor any of its officers, directors, shareholders, employees and agents or any other person acting under its implied or express authority will engage in any activity, practice or conduct which would constitute an offence under, or expose or potentially expose either Party to any direct or indirect liability, under Applicable Anti-Corruption Laws;

It is further agreed that breach of any of the above undertakings shall be deemed to be a material breach of the Agreement and in case the Valuer is insisted upon or asserted by Client to violate any of the above said undertakings including Anti-Corruption regulations in any form or manner, on pretext of business relationship or otherwise, the Valuer shall have a discretionary right to terminate the LOE without any liability or obligation on her part.

Such termination of the LOE shall not in any way prejudice the rights and obligations (including payment for the services delivered under the LOE) already accrued to the Valuer, prior to such termination.

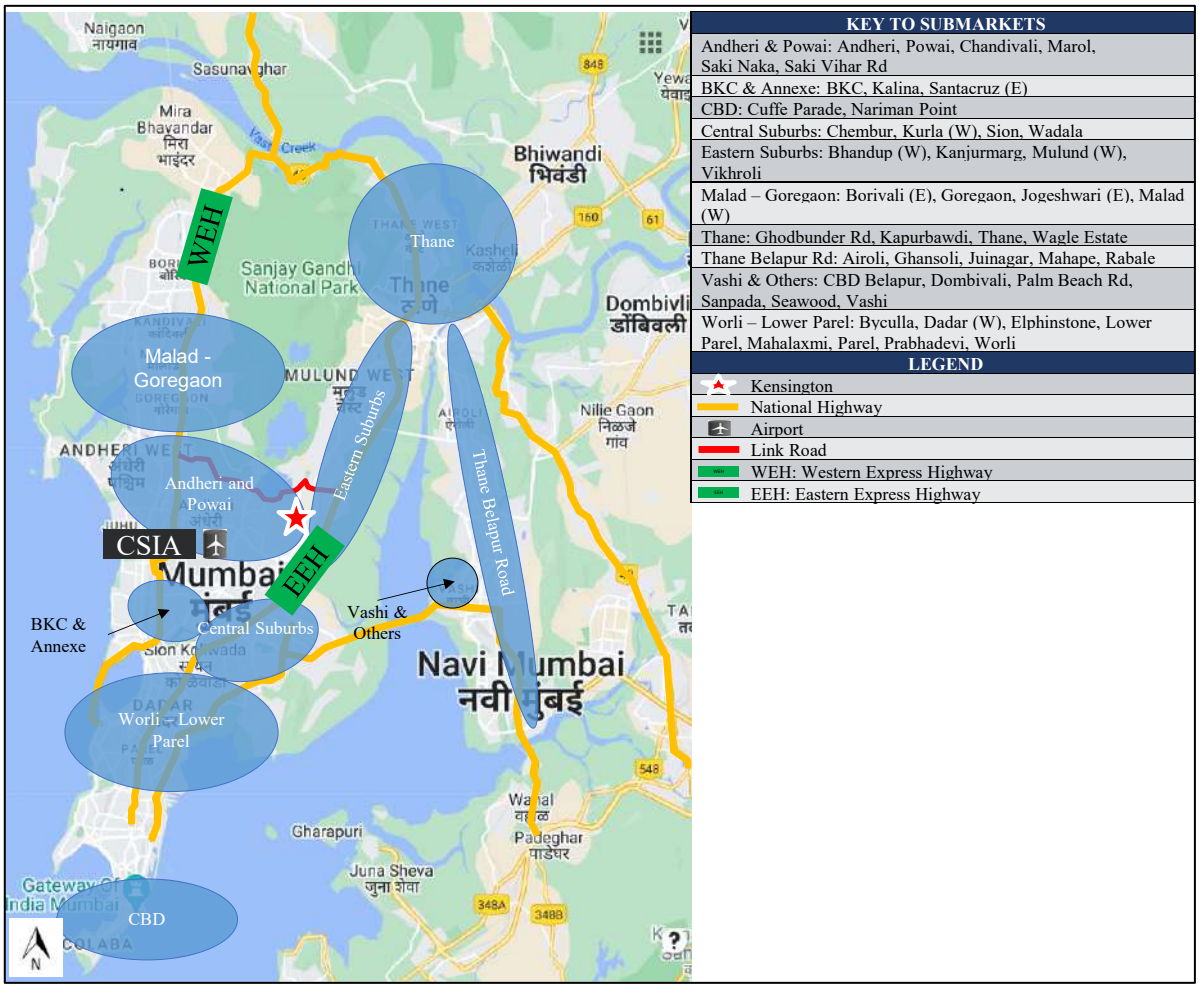
B Mumbai Region Overview

For the purpose of the valuation exercise, reliance has been made on the market report prepared by Cushman & Wakefield India Private Limited (CWI), who has been appointed by the Client as an independent consultant to carry out industry and market report.

1 Mumbai Region Overview

Mumbai is India's financial and commercial capital. The presence of vibrant capital and money markets makes the city the first choice of entry for financial services firms. Mumbai houses the headquarters of major corporates & financial institutions such as ICICI Bank, HDFC Bank, Life Insurance Corporation of India, etc. India's main stock exchanges & capital market and commodity exchanges (National Stock Exchange – NSE, Bombay Stock Exchange – BSE and Multi Commodity Exchange – MCX) are also located in Mumbai. It is also home to Bollywood, the Indian Television and Film Industry.

The map below highlights the key office micro markets of MMR region illustrating the geographical expanse of the office market. The micro markets covered for the analysis are the prime contributors to the office supply in MMR.



Source: C&WI Research

(Map not to scale)

The key drivers of demand for office space in Mumbai Region are as follows:

- **Financial capital and Services hub:** Mumbai, which is referred as India's financial capital, houses corporate head offices of many Indian banks such as ICICI Bank, HDFC Bank, etc. and stock exchanges such as, NSE, BSE etc. It is also home to global consultancy firms, legal and professional services, media houses, accounting professionals, etc. like Boston Consulting Group, HDFC Bank, EY, Johnson & Johnson, Warburg Pincus, Hindustan Unilever, Nestle, McKinsey & Company, Procter & Gamble, BNP Paribas.
- **Global In-house Centers/ Global Capability Centers:** Mumbai is a hub for Global In-house Centers (GICs) / Capability Centers (GCCs) of many Investment Banks mainly from the North American and European markets such as Deutsche Bank, Bank of America, JP Morgan, etc.
- **Social Infrastructure:** Mumbai has established educational institutions and colleges (IIT-Bombay, NMIMS, SP Jain, NIFT etc.), Malls (Phoenix Palladium, High Street Phoenix, R City, Oberoi Mall, Inorbit Mall, etc.), Hospitals (Lilavati, Hiranandani, Fortis, Tata Memorial Hospital, Jaslok Hospital, etc.) and hotels (St. Regis, Renaissance, JW Marriott, Hilton, Four Seasons, ITC Maratha, Leela etc.).
- **Transport infrastructure:** Mumbai is well connected via road with availability of infrastructure like the Eastern Express Highway, Western Express Highway, Eastern Free Way, Bandra-Worli Sea Link, etc. It also provides good railway connectivity with three railway lines, an operational metro line across 390 km carrying 8 million passengers daily and a monorail line. Mumbai is also well connected via air with other cities in India and other global cities with the help of 2 operational passenger terminals (Domestic and International) and one cargo terminal at Chhatrapati Shivaji Maharaj International Airport. Mumbai is the gateway city of India with 2nd busiest airport (Chhatrapati Shivaji Maharaj International Airport having 45.87 million passengers in FY20 connecting to 61 domestic and 48 international destinations). Mumbai Region also has the largest container port of India (Jawaharlal Nehru Port Trust with 68.45 million tons of cargo in FY20).
- **Ongoing/Planned infrastructure projects:** Key initiatives include USD 12 billion of proposed investment from 2019-24 for the Navi Mumbai International Airport (expected to be completed by end of Q2 2025 with a capacity of 60 million passengers per annum), various road projects (including the 29.80 km Mumbai Coastal Road Project (MCRP) is an under-construction access-controlled expressway with a route connecting Princess Street Flyover in South Bombay with Kandivali in the northern suburbs. The phase 1 from Marine Drive to Worli is operational from 11th March 2024. The Phase 2 from Worli to Kandivali is expected to be completed by 2029. The 8-lane freeway, with 2-lanes reserved for BRTS corridor, will have 22 entries and exits, two earthquake resistant undersea tunnels of 3.4 km each at Girgaum Chowpaty and Malabar Hill, and 13 cross tunnels to be used for emergency).

The table below highlight the key statistics of Mumbai's office micro markets

Particulars	Mumbai -Overall	CBD	**Andheri and Powai	Thane Belapur Rd	Malad – Goregaon	Worli – Lower Parel	BKC & Annexe	Thane	Central Suburbs	Eastern Suburbs	Vashi & Others	Competitive REIT Micro-Markets^
Total completed stock 9M 2025 (msf)	116.9	2.1	24.4	18.6	18.8	15.1	10.9	11.6	6.0	6.1	3.4	23.5
Current occupied stock 9M 2025 (msf)	104.9	2.0	22.2	16.6	16.5	12.8	10.3	10.7	5.0	5.8	3.1	22.0
Current Vacancy 9M 2025 (%)	10.2%	2.9%	9.3%	10.9%	12.1%	15.4%	4.8%	8.0%	16.4%	3.9%	10.0%	6.5%
Future Supply – Q4 2025 E – 2027 E (msf)	19.5	0.0	5.4	1.2	0.0	4.3	3.6	1.5	0.0	3.5	0.0	6.9
Market Rent – 9M 2025 (INR psf / month)	169.7	274.2	157.9	72.9	166.0	254.5	346.7	82.5	171.0	158.8	112.7	187.8*

Source: Cushman & Wakefield Research

Notes: The rentals are in INR psf / month on leasable area, the rentals are basis the prevailing quotes in the micro market. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.
** Average incorporating the quoted rentals for high street retail.*
***Subject Property Micro-Market*
^ A Competitive REIT micro-market consists of comparable set of buildings (peer set to properties in Powai submarket) to Powai submarket in micro markets of Andheri & Powai, Malad & Goregaon and Eastern Suburbs. The peer set considered is based on parameters such as size of the parks, floor plates, tenant profile, proximity to catchment area, infrastructure and certain additional criteria

2 Brookfield India REIT's City Market – Mumbai

Brookfield India REIT has the following asset in Mumbai.

Kensington Tower (A & B Wing), Andheri & Powai, Mumbai (herein after referred to as REIT asset).

Kensington Towers is a freehold/leasehold[1], 1.60 million sq. ft. Grade-A office SEZ complex and is uniquely positioned as the only private IT/IteS SEZ in the Mumbai region excluding Thane and Navi Mumbai. It is well positioned in the micro-market due its proximity to well-developed social infrastructure and the upcoming metro stations (IIT – 2.6 km from the Subject Property) which is a key differentiating factor, given an increasing focus by corporate occupiers on the ease of commute for their employees. The office park is situated within Hiranandani Gardens, Powai, a modern township comprising residential towers, office complexes, hospitals, schools and high street retail. This 'live-work-play' ecosystem has grown to become a key differentiating factor for the office park, driven by an increasing focus by corporate occupiers on lifestyle solutions for their employees.

Kensington asset located in Andheri and Powai micro market, which is one of the established commercial precincts in Mumbai with well-planned infrastructure and proximity to residential areas. Demand for office space in this micro-market has significantly increased over the last few years due to larger properties, improving infrastructure, availability of quality residences and excellent connectivity to other parts of Mumbai. The office park will further benefit through improved intra-city transportation links resulting from the ongoing metro construction in both east-west and north-south corridors.

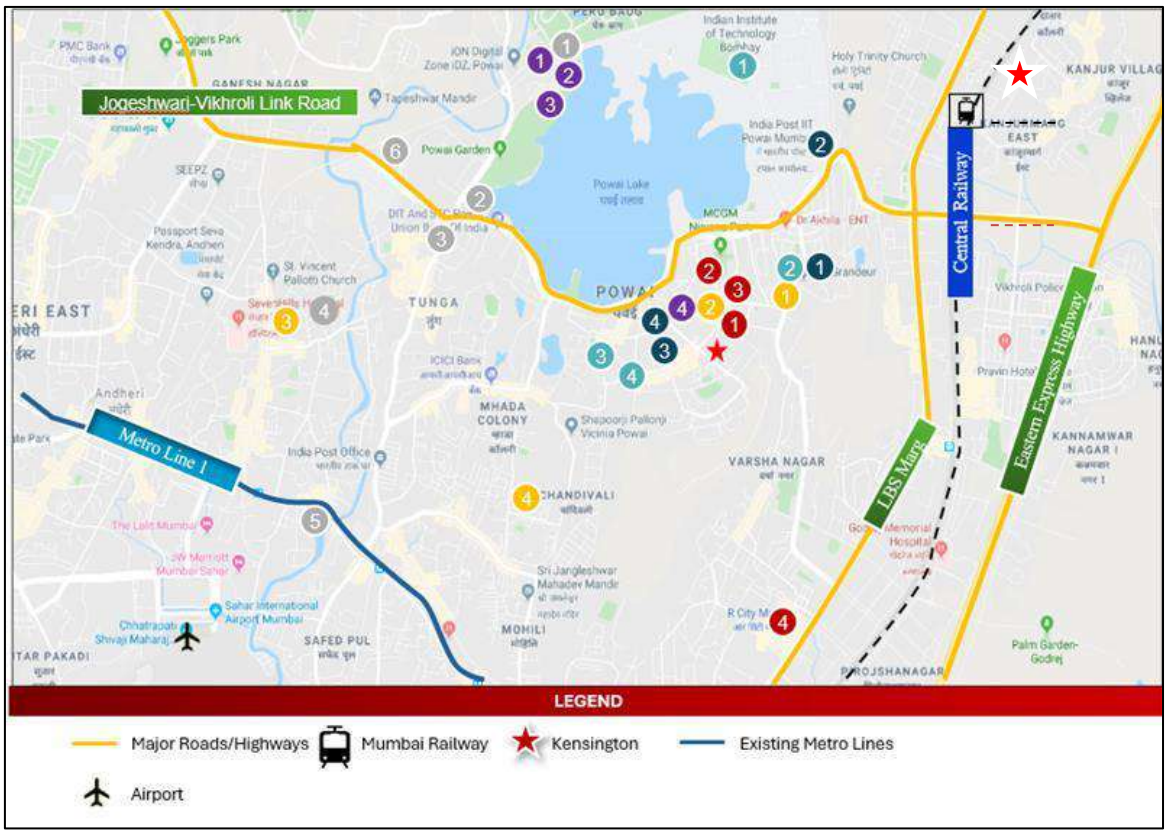
[1] *The applicable leasehold rights of the land parcel are valid for a period of 999 years.*

3 Competitive REIT Micro Market

3.1 Overview

Subject Property are Grade A assets with a developed office ecosystem with High Street Retail catering to multinational tenants and having bigger floor plates. Keeping in mind parameters such as proximity, tenant profile, grade of asset and certain additional criteria the peer set (properties comparable to the Powai Submarket) of the Powai Submarket is also present in two other micro markets viz. Malad Goregaon and Eastern Suburbs. Hence, the comparable set of office buildings (including IT / IT SEZ and Non-IT buildings) in Andheri & Powai, Malad Goregaon and Eastern suburbs micro markets are together referred as the competitive REIT micro market. The buildings in these micro markets are selected keeping in mind parameters such as size of the parks, floor plates, tenant profile, proximity to catchment area, infrastructure and certain additional criteria.

3.2 Social and Physical Infrastructure



Source: Cushman & Wakefield Research
(Map not to scale)

Key Commercial Developments | *Social Infrastructure* | *Lifestyle Infrastructure* | *Proposed/Under Construction Office Developments* | *Hospitality Developments* | *Higher Education Institutions*

Key Office Developments	Social Infrastructure	Lifestyle Infrastructure	Under Construction Office Developments	Hospitality Developments	Higher Education Institutions
1. Kanakia Wall street (8.1 km)	1. Hiranandani Hospital (6.4 km)	1. Galleria (0.5 km)	1. Cignus 2 (3.7 km)	1. Ramada Plaza (3.9 km)	1. IIT Powai (1.6 km)
2. Supreme Business Park (0.7 km)	2 Hiranandani School (0.5 km)	2. Binge Central (0.8 km)	2. L&T Innovation Campus (2.8 km)	2. Renaissance Hotel (3.8 km)	2. IBS Business School (1.2 km)
3. Prima Bay (3.1 km)	3. Seven hills Hospital (5.5 km)	3. Haiko (0.6 km)	3. L&T TCV (3.0 km)	3. Lakeside Chalet (3.4 km)	3. Chandrabhan Sharma College (1.0 km)
4. The ORB (5.0 km)	4. Nahar International School (2.5 km)	4. R-City Mall (3.3 km)	4. Mint (6.2 km)	4. Meluha- The Fern (0.7 km)	4. S.M. Shetty College (0.5 km)
			5. Skyline Icon 2 (5.4 km)		
			6. Nexus 10 (4.9 km)		

The subject micro market is connected to Jogeshwari-Vikhroli Link Road (JVLR) which further connects the Western & Eastern Express Highway on either side. It is also easily accessible from LBS Road via Vikhroli. Kanjurmarg Railway Station is the nearest railway station from the Subject Property.

Metro Line-6, in between Swami Samarth Nagar to Vikhroli (EEH) has been proposed to provide further inputs in the infrastructure of Greater Mumbai. Proposed Metro line is 15.31 Km in length & running from Swami Samarth Nagar to Vikhroli (EEH) passing through Jogeshwari, WEH, Powai. This line is fully elevated and it connects Western Express & Eastern Express Highways. It gives interchange facilities at Aadarsh Nagar of Line-2A, JVLR station of Line-7, Aaray Depot station of Line-3 and Gandhi Nagar of Line-4 at different locations. It has 13 stations and most of the alignment is passing on the median of Jogeshwari-Vikhroli link road. It will cut travel time between Andheri and Eastern Express Highway by 30-45 minutes.

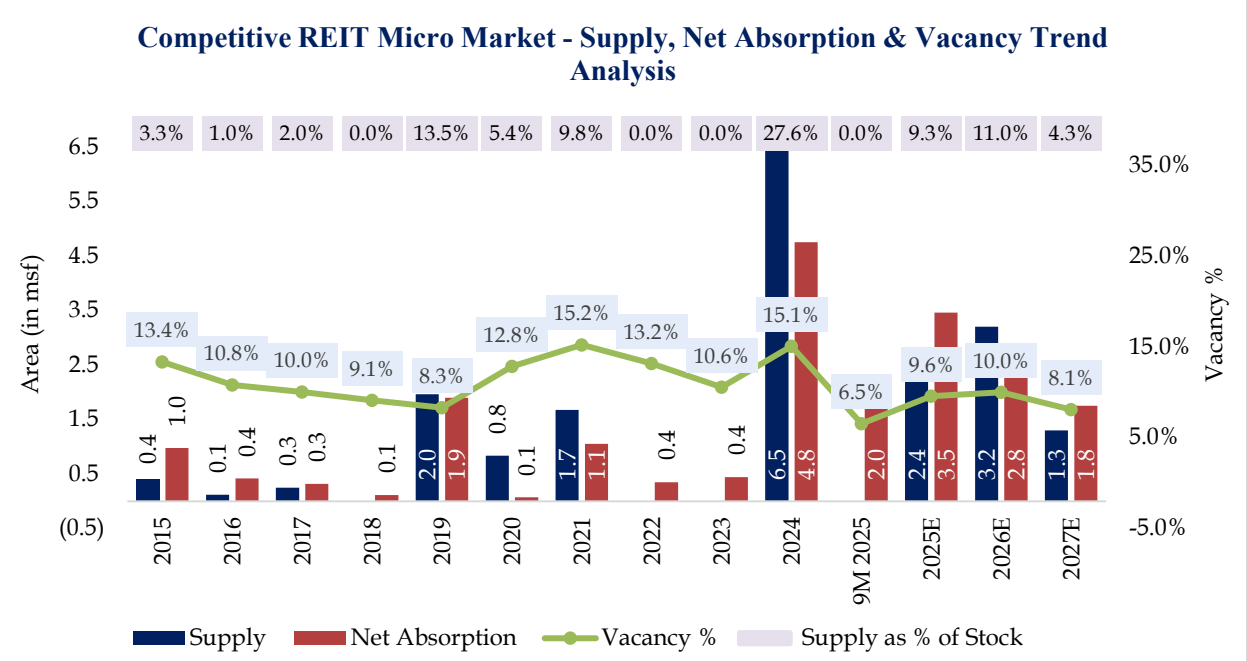
Metro Line 3 is an underground metro project which connects Colaba and Seepz. Of which Phase I (Aarey to BKC) has been operational since October 2024 and Phase II (BKC to Colaba) is operational since October 2025. Whereas Metro Lines 2A (Dahisar to D.N Nagar) & 7 (Andheri East to Dahisar East) are operational.

The Subject Properties are well connected to major locations in the city via road network. The distance of the Subject Properties from major landmarks in the city is as follows:

- Approximately 10.9 km from Western Express Highway
- Approximately 9.2 km from Eastern Express Highway
- Approximately 3.4 kms from LBS Marg
- Approximately 1.6 kms from IIT Powai
- Approximately 3.2 kms from Kanjurmarg Railway Station
- Approximately 6.2 km from Chhatrapati Shivaji International Airport
- Approximately 9.4 kms from Domestic Airport

3.3 Supply, Absorption & Vacancy – Competitive REIT Micro Market

The supply, absorption vacancy trend analysis for Competitive REIT Micro Market are as follows:



Source: Cushman & Wakefield Research

Notes:

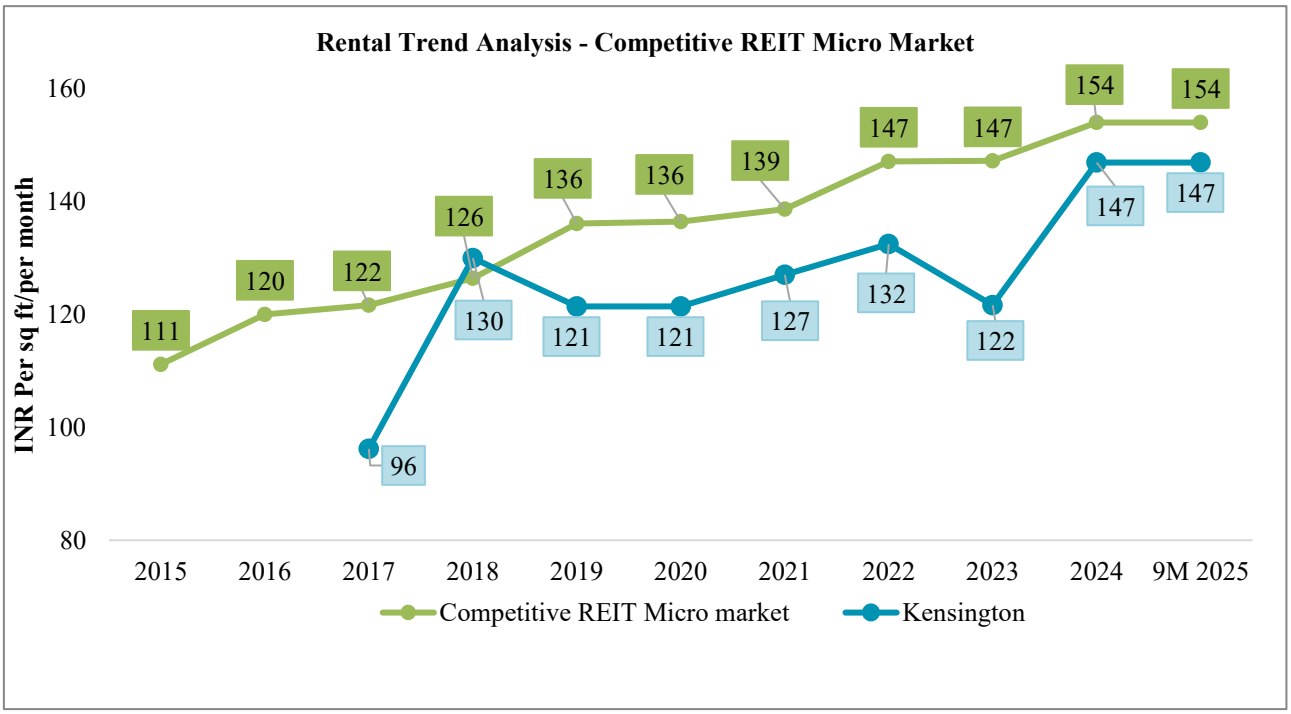
1. *Only Grade A office spaces have been considered*
2. *Only Future supply estimates are based on analysis of proposed and under construction buildings, however future absorption estimates are derived basis past trends, current vacancy and estimated supply. Vacancy estimates are based on supply and absorption trends*
3. *The Net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant occupies the building.*

As of 9M 2025, approximately 23.5 million sq. ft. of Grade A stock is present in the Competitive REIT Micro Market of which ~57.0% (13.50 million sq. ft.) is IT/IT SEZ stock. Absorption in Competitive REIT Micro Market led by BFSI and Technology tenants consistently outpaced the total supply leading to declining vacancy levels from 13.4% in 2015 to 8.3% in 2019. However, due to the outbreak of COVID-19, net absorption in the Competitive REIT micro-market (apart from the 1.1 msf of pre-commitment at Nirlon Knowledge Park being translated into absorption) remained broadly muted during 2020-2021, vacancy levels increased to ~15.2% by 2021. Post 2021, the Competitive REIT micro-market has witnessed strong traction leading the vacancy level to drop to 6.5% in 9M 2025 from 15.2% in 2021. The Vacancy level in the Competitive Micro-Market is expected to reach 9.6% owing to 4.7 million sq.ft (Waterstone Business Park, L&T Innovation Campus and Mapletree Vikhroli Business City) expected in 2025E-2026E.

Demand for office space in this micro-market over the years have been driven by presence of larger properties, improving infrastructure, availability of quality residences and excellent connectivity to other parts of Mumbai. The micro-market also attracts demand from large GCCs and professional services organizations, such as KPMG, JP Morgan, Deutsche bank, Morgan Stanley, Deloitte etc. both in technology and financial services sector for their expansion and consolidation. Given low vacancy levels in the competitive REIT micro-market and continued strong demand for good quality buildings with strong landlord profile, we expect good traction in these markets resulting in marginal decrease in Vacancy to ~8.1 % by 2027 E.

3.4 Rental Trend Analysis

The rental trend analysis for Competitive REIT Micro Market and the Subject Property is as follows.



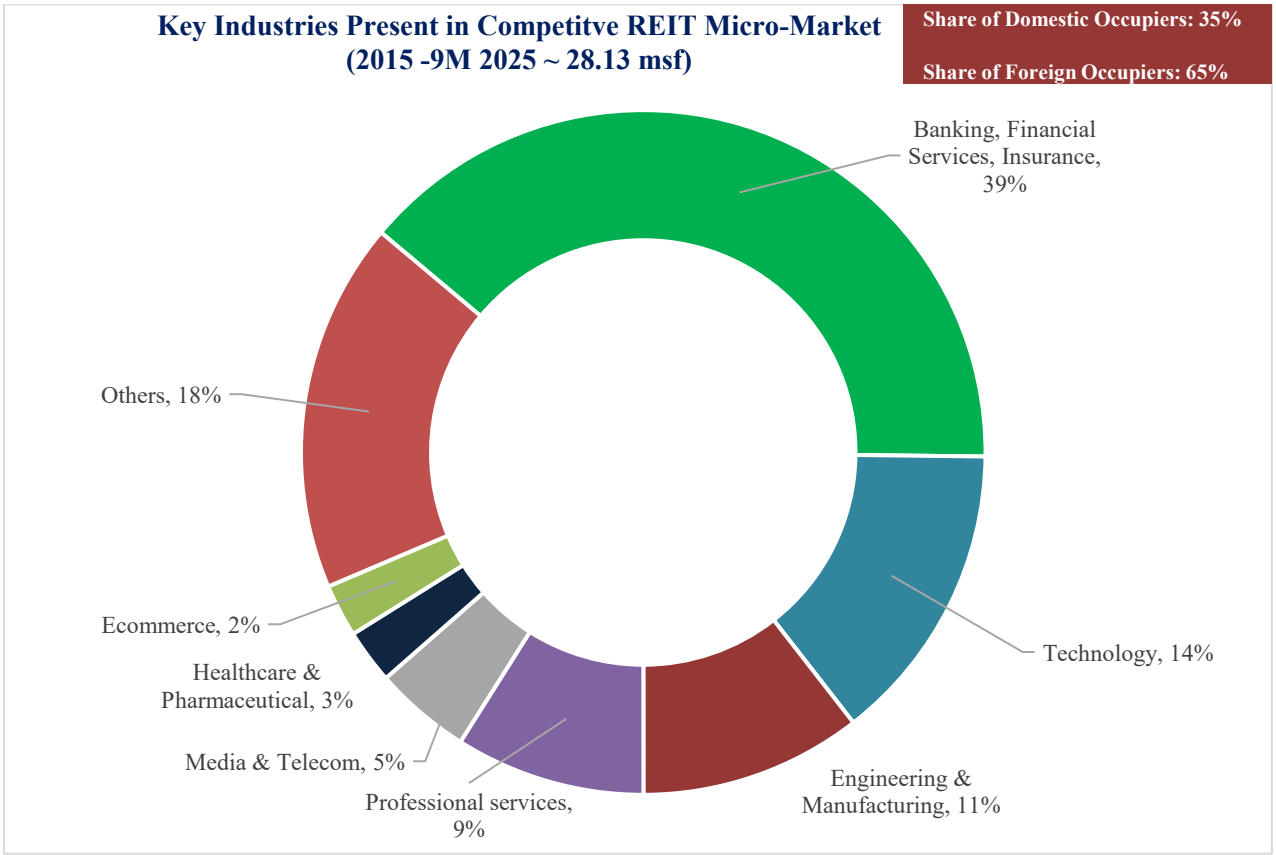
Source: Cushman & Wakefield Research

Notes:

1. *The rentals are based on the prevailing quotes in the micro-market. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
2. *Rentals for Kensington Properties have been sourced from Brookprop Management Services Private Limited. These are actual transacted rentals which include fresh leases and renewals from existing tenants, adjusted to asset level efficiency.*
3. *Rentals presented above are weighted average values on completed stock.*

Considering the parameters such as proximity, tenant profile, grade of asset and certain other criteria, for Subject Property, we have compared the Rentals for Subject Property with the Kensington Properties Competitive REIT micro-market, which includes select buildings comparable to Subject Property.

3.5 Sector Demand Analysis – competitive REIT Micro Market (2015 – 9M 2025)



Source: Cushman & Wakefield Research

Notes:
Others include tenants involved in hospitality, logistics & shipping, FMCG, retail, real estate & related services, etc. The sectoral absorption analysis is based on gross absorption activity of micro market including any relocations, consolidations etc

This competitive REIT micro market consists of quality grade-A buildings which are easily accessible due to presence of strong physical infrastructure. The micro-market has strong social infrastructure and has large concentration of BFSI tenants. This is primarily due to availability of premium grade A developments, enhanced connectivity due to presence of strong existing and upcoming physical infrastructure, proximity to talent pool catchment areas, presence of strong social infrastructure within the micro-market etc. Occupiers from BFSI sector such as Deutsche Bank, IDFC First Bank, TIAA Global, Nomura, JP Morgan etc. contributed to 39% of leasing activity in Competitive REIT micro market. Technology sector which contributed 14% to the leasing activity is the second most dominant sector in this micro market with occupiers such as Tata Consultancy Services (TCS), Accenture, Wipro, Here Solutions etc. Engineering & Manufacturing and Professional services also contributed ~11% and ~9% to the leasing activity respectively. The mix of foreign vs. domestic occupants in Competitive REIT Micro Market is 65:35.

4 Market Outlook

According to the market assessment report of Cushman & Wakefield current average market rentals of comparable properties in the Andheri & Powai and competitive REIT micro-market are in the range of INR 145-180 per sq. ft./m for IT/IteS/IT SEZ properties, INR 170-200 psf / month for commercial and INR 220 to 650 for high street retail which is broadly in line with the recent leases signed in the Subject Property. Further over 2015-2019, during the pre-COVID period, the rentals in Subject Property's competitive REIT micro-market grew at a CAGR of ~4.5% and have displayed significant resilience during the COVID period, growing at a CAGR of ~1.4% from 2019 - 2021 and ~5.7% over 2021 - 9M 2025.

While Global economic growth has been witnessing major headwinds across varied sectors, Indian markets have displayed significant resilience to the global impacts. Over the recent years, several companies have made significant additions to their workforce, while not being aggressive on expansion of the office spaces (Some of the major companies include Google, Microsoft, Apple, Meta, TCS, Infosys, Wipro, HCL Tech and others). While several layoffs have been announced by some of these corporates at a global level, impact on their Indian operations is not as severe. Attrition rates for Indian IT majors have started witnessing some improvements.

Several organizations have been contemplating strategies with respect to the hybrid work models – flexible arrangement, allowing employees to combine onsite and offsite work as required. These organizations have started implementing return to office strategies for their employees to work from office for atleast 2-3 days in a week.

While there have been delays in decision making, driven by global headwinds, we expect the demand for offices spaces to remain strong, majorly driven by IT-BPM sector and GCCs. We expect strong tailwinds to the demand for office spaces, majorly driven by IT-BPM sector and GCCs.

C SUBJECT PROPERTY REPORT

1 Address, ownership and title details of Subject Property

Address:	Kensington, Hiranandani Business Park, CTS No. 28A, Powai, Mumbai, Maharashtra 400076
Ownership & title details:	Land tenure: Freehold/Leasehold[2]; the land and buildings thereupon are owned and controlled by the Brookfield India REIT (The ownership details are set forth in Clause 1.4 and Annexure 2)

Source: Client Information

1.1 Encumbrances

Unless disclosed and recorded in the Property Report – Part C, the Subject Property is considered to possesses a good and marketable title and is free from any unusually onerous encumbrances with no option or pre-emption rights in relation to the assets except for those created in favour of the lenders, based on the information given in the Title Report prepared by DSK Legal (hereinafter referred to as 'Legal Counsel'). We have not checked and verified the title of the Subject Property.

1.2 Revenue Pendencies

On the basis of the Title Report prepared by the Legal Counsel and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Festus Properties Pvt. Ltd. – Property tax paid up to FY 25-26

1.3 Material Litigation

Based on discussions with the Client and Title Report shared, there are no material litigation including tax disputes relating to the Subject Property or any compounding charges affecting the valuation of the Subject Property.

1.4 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%

[2] *The applicable leasehold rights of the land parcel are valid for a period of 999 years.*

2 Location

2.1 General

The Subject Property is located at Andheri & Powai micro-market, which 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. The micro-market enjoys good road connectivity via Jogeshwari-Vikhroli Link Road (JVLR), Chandivali Road and Hiranandani Link Road. Kensington is surrounded by residential projects developed by Hiranandani Group. Some of the prominent office developments in the vicinity are Supreme Business Park, Scorpio House, L&T Business Park, Delphi, Godrej IT Park, Solitaire Corporate Park, Kanakia Wall Street, Times Square, Raiaskaran Tech Park etc. It also houses prominent tenants such as Tata Consultancy Services, Wipro, Cognizant, etc.

Kensington is within close proximity to some of the renowned hotels like Meluha, The Fern and The Beatle and is also well connected to major locations in city via multiple modes of communication:



(Map not to scale)

The site boundaries for the Subject Property are as under:

North	South Avenue Road.
East	Hiranandani Gardens.
West	Forest Area.
South	Supreme Business Park.

Kensington is the only private IT/ITeS SEZ in the Mumbai region excluding Thane and Navi Mumbai and is well positioned in the Andheri & Powai micro-market due to its proximity to the residential areas, well developed social infrastructure and the upcoming metro station (IIT – 2.6 km from the Subject Property).

2.2 Accessibility

The Subject Property is well connected to major locations in city via multiple modes of communication. The distance of Kensington from major landmarks in Mumbai Metropolitan Region (MMR) is as follows:

- Approximately 4 km from LBS Marg
- Approximately 2.3 km from IIT Powai
- Approximately 4.2 km from Kanjurmarg Railway Station
- Approximately 14 km from Eastern Express Highway
- Approximately 6.5 km from Chhatrapati Shivaji International Terminal
- Approximately 8.2 km from Western Express Highway
- Approximately 11 km from Mumbai Domestic Terminal
- Approximately 11 km from Bandra Kurla Complex

2.3 Ground Conditions

Based on visual inspection, there were no evidence of adverse ground conditions at the Subject Property or its immediate vicinity.

2.4 Environmental Considerations

We have not carried out any investigations or tests or been supplied with any information from Client or from any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster the location of the property with respect to risks pertaining to earthquakes, high winds/cyclone and flooding was studied. Mumbai where the Subject Property/(ies) are located falls in Seismic Zone III with low to moderate damage risk. The city faces high risk in terms of high winds or cyclones too. The location of Mumbai, which is on a coastal line, increases the risk of a tsunami. The terrain is generally plain with a gradual slope. Mumbai has not been affected by floods as per Flood Affected Area Atlas of India 2023. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it for any induced disaster.

2.5 Town Planning and Statutory Considerations

We have not made formal search but have generally relied on readily available information to general public. Our Report is on current use/ current state basis of the property and we have not considered any Government proposals for road widening or compulsory purchase/ acquisition, or any other statute in force that might affect the Subject Property.

3 Subject Property – Asset Description

Kensington constitutes one building with two wings (Kensington A & Kensington B) and is categorized under one component viz. completed buildings. The listing of buildings is as follows:

- The Kensington acquisition was a related party transaction and the gross acquisition price/ purchase price of Kensington was INR 22.9 Billion.

Completed buildings with Occupancy Certificate (OC) received – (Kensington A & B)

The building wise break up for the Subject Property is mentioned in the table below:

Particulars	Leasable Area (sq. ft.)	Status	Expected Completion Date
Kensington A*	900,365	Completed	NA
Kensington B*	707,319	Completed	NA
Total	**1,607,684**		

Source: Architect's Certificate (Dated: 16th October 2025), Rent Roll as on 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information

** Total leasable area for Kensington A includes area occupied by "Hitachi Payment Services Pvt Ltd" for ATM purpose (25 Sq. Ft) and Total leasable area for Kensington A & B includes area occupied for Towers (3 Sq Ft) (Kensington A – 2 Sq. ft & Kensington B – 1 Sq. ft). The income from leased tower is included in "Other Income".*

3.1 Key Asset Information

Completed Buildings with Occupancy Certificates (OC) received

Particulars	Details
Entity:	Festus Properties Private Limited
Interest owned by REIT (%):	Subject Property is wholly owned by Festus Properties Private Limited which is 100% owned and controlled by the Brookfield India REIT[1]
Asset Type:	Approved IT/IteS SEZ
Sub-Market:	Andheri & Powai
Approved and Existing Usage:	IT/IteS SEZ
Land Area (acres):	~8.96
Freehold/Leasehold:	Freehold/Leasehold Land*
Leasable Area:	1,607,684 sq. ft.
Occupied Area:	1,536,580 sq. ft.
Committed Occupancy (%)[3]	95.58%
Current Effective Rent (excluding parking)	INR 130.84 per sq. ft. per month (inclusive of Office tenants only)
Current Effective Rent (excluding parking)	INR 131.02 per sq. ft. per month (inclusive of Office, ATM and Telecom tenants)
Number of Tenants	7 (Office)

Source: Architect's Certificate (Dated:16th October 2025), Rent Roll as on 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information

Note:

1. *The ownership details are set forth in Clause 1.4 and Annexure 2*
2. *Total leasable area for Kensington A includes area occupied by "Hitachi Payment Services Pvt Ltd" for ATM purpose (25 Sq Ft) Total leasable area for Kensington A & B includes area occupied for Towers (3 Sq Ft) (Kensington A – 2 Sq. ft & Kensington B – 1 Sq. ft).The income for the said areas are included in the "Other Income".*
3. *Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed area*
4. *The Current Effective Rent is as per the Rent Roll dated 30th September 2025. Kensington has 1,721 car parks. We have assumed the car parks to maintain status quo. The parking charges are assumed to be applicable over and above the applicable lease rent*

** The applicable leasehold rights of the land parcel are valid for a period of 999 years.*

3.2 Property Inspection

Date of Inspection:	The Subject Property comprising 1 operational building with 2 wings (Kensington A&B) was physically inspected on 27th March 2025.
Inspection Details:	The inspection comprised of visual inspection of: a. Operational buildings (Kensington A&B) b. Visits to their key utility areas such as LT electric room (LT), Lift Machine Room (LMR), Pump room, Building Management System (BMS), DG sets, etc.

Key Observations:

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

- **Completed/ Operational Building:**

  The operational building is a single building with 2 wings (A & B) with OC received collectively admeasure 1,607,684 sq. ft. of leasable area.

  The operational buildings comprise.

  Office: 1 office tower having 2 wings (A&B) having leasable area of 1,607,684 sq. ft. The office tower 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, Wipro etc.

- **Future development:**

  There is no Future Development Planned as of 30th September 2025.

Parking

- The large parking requirement is catered by 4 parking levels comprising of lower basement, upper basement, stilt and 2 levels of podium, contributing to 1,721 parking spaces.

Other Observations

- Subject Property has two entry and two exit points providing access to D.P. Road and Internal Wide Road.
- The visual inspection of the buildings did not reveal any cause of concern with no visible signs of any disrepair or ill maintenance.
- The utility areas also appeared well maintained, visually.
- No instances of any major logging or water accumulation were observed during the inspection.

- Regular upgradation activities are undertaken within the campus.
- The 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 are based completely on visual survey.
- An estimated budget of INR 302 million has been earmarked for the denotification of the 7th and 13th floors in Kensington A Wing spanning ~ 145,554 sq. ft from IT SEZ to IT/ITeS use. It has been given to understand that a budget of ~ INR 302 million has been provisioned to be spent by Q4 CY 2025.
- It has been given to understand that a separate budget of ~ INR 25.70 million has been provisioned to be spent by Q4 CY 2025, for asset upgradations/tenant improvement. In addition to above, from Q1 CY 2026 onwards, 2.0% of rental income (including parking income) has been provisioned for maintenance of the premises.

3.3 Investigation and nature and source of information

The Valuer undertook physical visits 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 its maintenance/upkeep.

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 Cushman and Wakefield who were appointed by the Client to undertake market research and portfolio analysis of the assets 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

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 Certificates (Dated: 16th October 2025) mentioning site areas and 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 (*please refer Annexure 8*)

ii. Statement of Assets

iii. Revenue pendency, if any

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

3.4 Tenant Profile

As of 30th September 2025, the Subject Property has 7 tenants (for office space) occupying space in the subject property, which include companies like TCS, Larsen & Toubro, GE Oil & Gas India Pvt Ltd, Ergo Technology & Services Pvt Ltd, RXO Global Services India Pvt Ltd, Wipro Ltd & Aptia Group India Private Limited. The Subject Property's 7 tenants with their leased area and gross rental income.

Rank	Top 7 Tenant according to Leasable Area	Leasable Area (sq. ft.)
1	Tata Consultancy Services	881,898
2	Larsen & Toubro Limited	227,322
3	ERGO Technology & Services Pvt Ltd	135,927
4	GE Oil & Gas India Pvt Ltd	98,225
5	RXO Global Services India Pvt Ltd	72,207
6	Wipro Ltd	67,275
7	Aptia Group India Private Limited	53,698
	Total	**1,536,552***

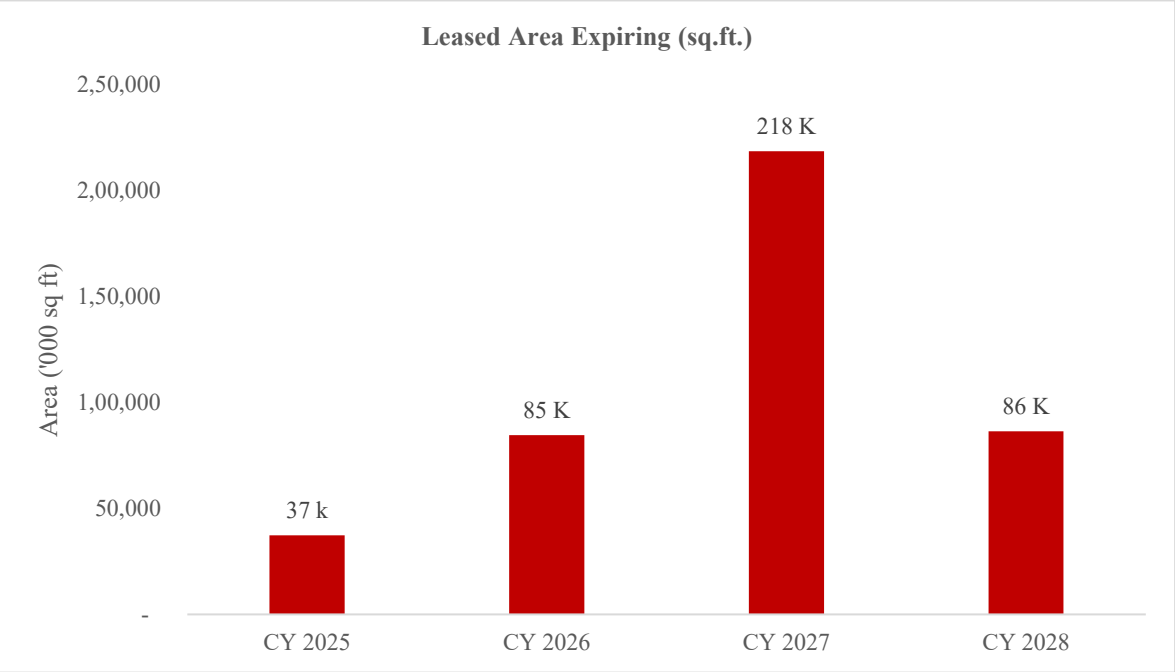
** Excluding ATM and Tower area of 28 sq ft.Source: Rent Roll as on 30th September 2025 and Client Information*

Rank	Top 7 Tenants according to Gross Rentals	Share of Gross Rentals
1	Tata Consultancy Services	54%
2	Larsen & Toubro Limited	16%
3	ERGO Technology & Services Pvt Ltd	9%
4	GE Oil & Gas India Pvt Ltd	7%
5	RXO Global Services India Pvt Ltd	5%
6	Wipro Ltd	4%
7	Aptia Group India Private Limited	4%
	Total	100%

source: Rent Roll as on 30th September 2025 and Client Information

3.5 Tenant Profile

The Weighted Average Lease Expiry (WALE) of the property is 8.75* years, with 28% of occupied area expiring during CY 2028 as shown in the chart below.



Source: Rent Roll as on 30th September 2025 and Client Information

Notes:

1. The chart is prepared on the basis of Calendar Year.

* We note that Tata Consultancy Services (TCS) has a total leasable area of 0.88 msf.. Out of which 0.17 msf will expire in Dec 2037 and 0.71 msf expiring in March 2039. We thus observe the WALE for the subject property is 8.75 years.

4 Valuation Approach & Methodology

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 property under review.

As the first step to the valuation of the asset, the rent roll and lease deeds were reviewed to identify tenancy characteristics for the asset.

Title certificates, architect certificates and other related documents as mentioned in earlier sections of the report were reviewed for validation of area details, ownership interests of the Subject Property.

Physical site inspections were undertaken to assess the current status of the Subject Property.

4.2 Micro-market Review:

For the purpose of the valuation exercise, reliance has been placed on the market report prepared by the Cushman & Wakefield (CWI), who 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 Cushman & Wakefield and readily available information in 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 completed 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 releasing).

4.3 Cash Flow Projections:

1. Subject property is a completed building. The cash flows has been projected as mentioned below to arrive at the value estimate.
2. Net operating income (NOI) has primarily been used to arrive at the value of the Subject Property. The following steps were undertaken to arrive at the value. Since the subject property is pre-leased to a single tenant, the projected future cash flows from the 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 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:

   Step 1: Projecting the rental income as per the existing lease terms for a cashflow period of 10 years.

   Step 2: Generating a market led rental income stream for identified tenancies for the time period similar to the cash flows drawn in the aforementioned step.

   Step 3: 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).
3. Recurring operational expenses, and vacancy provision 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.
4. The net income on quarterly basis have been projected over the next 10 years and the one year forward NOI (for 11th year) as of end of year 10 has been capitalized to assess the terminal value of the development. The quarterly net cash flows over the next 10 years along with the terminal value estimated at the end of year 10 have been discounted at a suitable discount rate to arrive at the net present value of the cash flows accruing to the Subject Property through this approach.

4.4 Information Sources:

Property related information relied upon for the valuation exercise have been provided to the Valuer by the Client and the market data has been provided by Cushman and Wakefield, unless otherwise mentioned. 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 only to ensure its correctness.

5 Assumptions considered in Valuation (DCF Method)

The following assumptions have been made to arrive at the market value of the Subject Property as on 30th September 2025:

Cashflow Period	Unit	Details
Valuation Date	Date	30-September-25
Cashflow Period	Years	10
Cashflow Exit Period	End Date	30-September-35

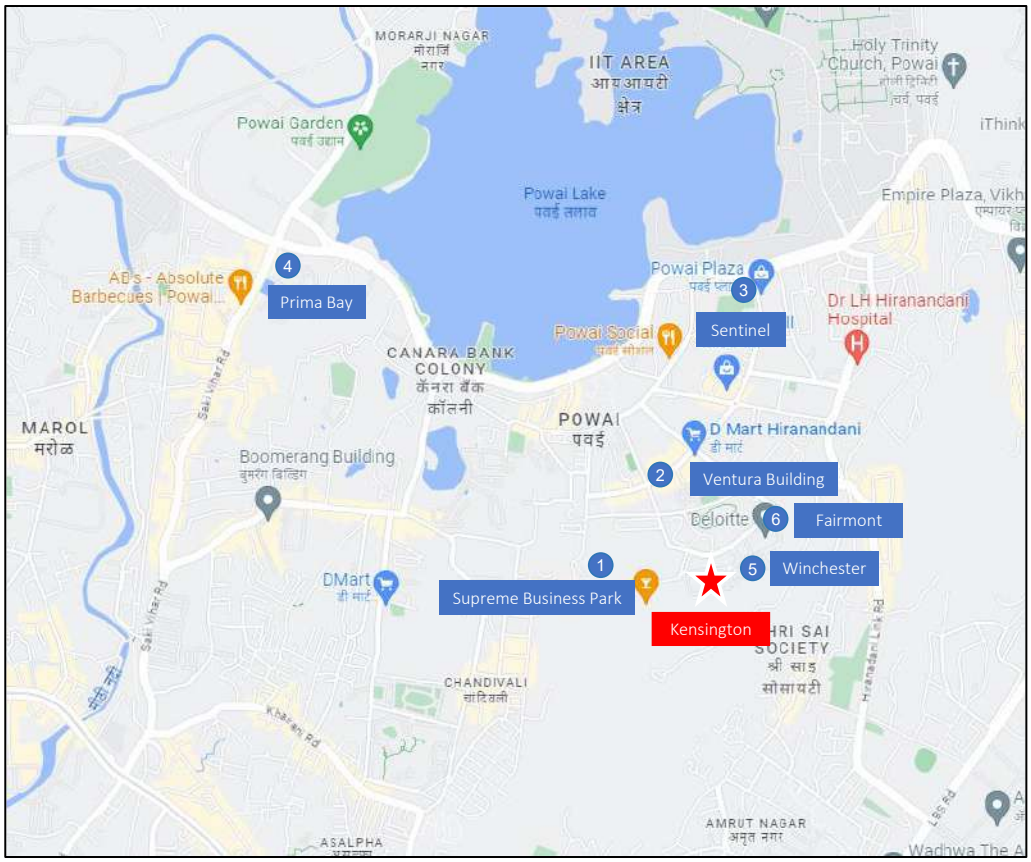
Property Details

Property Details	Unit	Details
Total Property Leasable Area*	Sq. ft.	1,607,684
Area Leased	Sq. ft.	1,536,580
Committed Occupancy**	%	95.58%
Vacant Area	Sq. ft.	71,104
Vacancy	%	4.42%
Stabilized Vacancy	%	2.50%
Further Leasing	Sq. ft.	30,913
Existing Lease Rollovers	%	100%
Rent Free Period- Existing Leases - Post First Year	Months	2
Rent Free Period- New Leases	Months	4
Total Parking Slots	#	1,721
Estimated Leasing Period	# of quarters	3

Note: Further Leasing and Estimated Leasing Period relate to the existing Vacant Area.
** Total leasable area for Kensington A includes area occupied by "Hitachi Payment Services Pvt Ltd" for ATM purpose (25 Sq Ft) and Total leasable area for Kensington A & B includes area occupied for Towers (3 Sq Ft) (Kensington A – 2 Sq. ft & Kensington B – 1 Sq. ft). The income for telecom tower area is included in the "Other Income".*
***Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed area*

- **Rent-free period:** In accordance with market benchmarks for Grade A property, rent-free period of two months has been considered for existing lease rollovers and four months for new leases.
- **Future absorption:**
  - Over 2015 – 9M 2025, the subject property's competitive REIT micro market has witnessed an average annual net absorption of approximately 1.15 million sq. ft.
  - Going forward, the Subject Property's competitive REIT micro market is expected to have an average annual demand of approximately 2.66 million sq. ft. per annum over Q4 CY 2025 - 2027.
  - Subject Property has minimal competition considering limited current/future SEZ developments in the micro market. Also, the vacancy level of the Subject Property stands at 4.42%**.**
  - Considering the above, it would be reasonable to believe that the Subject Property shall be able to lease 0.03 million sq. ft. within three quarter i.e. April 2026.
  - Further leasing of 0.03 million sq. ft. has been assumed after incorporating a 2.5% stabilised vacancy, which is a standard for Grade A office properties.

Subject Property and Relevant Existing/Upcoming Supply in the Competitive REIT Micro Market



Note: Blue boxes signify existing supply.

Revenue Assumptions

Revenue Assumptions	Unit	Details
Achievable Market Rent– Office (Base – IT SEZ)	Per sq. ft. per month	INR 144
Achievable Market Rent– Office (Base – IT)	Per sq. ft. per month	INR 160
Market 4W Parking Rent*	Per bay per month	INR 5,000
Market Rent growth rate from FY 2027 onwards	% p.a.	5.00%
Normal Market Lease Tenure	# of years	5
Normal Market Escalation at end	# of years	1
Market Escalation at the end of Escalation period	%	5.00%
CAM/O&M Income for future leases	Per sq. ft. per month	INR 17.72

*Note: *The Subject Property has 1,721 car parks, of which 1,469 car parks are leased & none of the leased car parks are paid. We have assumed the car parks to maintain status quo.*

- **Market rent - office:**

  During 2023 to 9M 2025, approximately 0.04 million sq. ft. was leased in the rental range of INR 126-140 per sq. ft. per month.

  Rental assumption as of 31st March 2025 valuation for IT SEZ office space was INR 142 per sq. ft. which has been revised to INR 144 per sq. ft. for the 30th September 2025 valuation based on the transactions that have taken place in the micro market and the in-place rental currently being achieved by Subject property.

Lease Transactions CY' 2023 – 9M CY 2025

Tenants Sector	Year	Area (sq. ft)	Rent (INR per sq. ft)
Technology	2024	18,239	130
Technology	2024	41,034	136
Technology	2024	57,000	138
Technology	2024	39,572	140
Technology	2024	23,022	126
Technology	2023	1,09,452	136
Technology	2023	14,126	133

Source: Rent roll as 30th September 2025 and Client Information

- Considering the location, accessibility, quality, size of the building, and keeping in view the strong demand in the competitive REIT micro-market coupled with limited available supply and only supply which was last delivered in 2024 has been mostly pre-committed in the competitive REIT micro-market, it can reasonably be assumed that the Subject Property shall be able to command a monthly rental of INR 144 per sq. ft. per month.
- **Market rent growth rate:** Considering the balanced absorption and future supply profile in the competitive REIT micro-market, we expect annual growth in achievable market rentals in FY 2027 and onwards to be 5.00% in the medium to long term.
- **Other income:** We have been provided with other income for Telecom Towers income.
- **O&M Mark-up:** O&M revenues and expenses were shared by the client. For FY 2026, the O&M income is INR 17.72 per sq. ft. per month, which is escalated for subsequent years. The O&M margin is INR 6.07 per sq. ft. per month for FY 2026 except for the ones which are on fixed CAM mode.

- **Projected NOI Growth:** Considering the above-discussed assumptions on rental growth, market trends, supply-demand conditions, and macroeconomic factors, the projected Net Operating Income (NOI) growth for the assets has been arrived at as detailed below:

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Net Operating Income (INR Mn)	2,118.56	2,308.31	2,425.07	2,531.31	2,694.01	2,823.61	2,924.22	3,122.37	3,246.98	3,440.86
Growth		9%	5%	4%	6%	5%	4%	7%	4%	6%

- **Changes in Assumption from previous valuation:**

Assumptions	Previous	Current
Achievable Market Rental Office – IT SEZ (INR Per Sq. Ft.)	142	144
Achievable Market Rental Office – IT (INR Per Sq. Ft.)	-	160
Market Rent Growth	2.50 % - H2 FY 2026, 5.00 % - FY 2027 Onwards	5.00 % - FY 2027 Onwards

Operating Cost Assumptions

Cost Assumptions	Unit	Details
Brokerage cost (Renewal/Release)	Month Rent	1 Month Rent
Brokerage cost (New Lease)	Month Rent	2 Month Rent
CAM/O&M Expense	Per sq. ft./month	INR 11.56
Payroll Cost	Per sq. ft./month	INR 0.66
PMF Recovery in CAM	Per sq. ft./month	INR 3.54
Property Tax	Million per annum	INR 70.33
Cost Escalation	% p.a.	5.0%
Property Tax Escalation	% p.a.	5.0%
Payroll Cost Escalation	% p.a.	8.0%
Transaction Cost on sale	% of Terminal Value	1.0%
Maintenance Capex as % of Revenue (Base Rent + Parking)	%	2.0%

- **Brokerage:** In accordance with the market benchmarks for Grade A property, we have assumed brokerage expense amounting to two months for new leases and one month for existing lease rollovers.
- **Payroll Cost:** As provided by the client, we have considered a budgeted payroll cost of INR 0.66 per sq. ft. The escalation is effective 1 January of every year.
- **Property tax and Insurance Cost:** Property Tax we have considered same as provided by the client and we have projected to increase at 5.0% per annum. Insurance cost forms a part of CAM/O&M cost. The escalation is effective 1 April of every year.
- **Transaction Cost:** Transaction cost has been assumed at 1% of the terminal value and is expected to be incurred towards brokerage, transaction fees, etc.
- The cost escalation/inflation assumption of 5.0% per annum has been determined based on similar portfolios and which further corroborates with general consumer inflation trends observed in the Indian economy. This rate reflects average taken for historical inflation data for past 10 years from 2013 to 2024. Below is a table presenting the consumer inflation rate across various years:

Year	Inflation (%)
2015	4.91%
2016	4.95%
2017	3.33%
2018	3.94%
2019	3.73%
2020	6.62%
2021	5.13%
2022	6.70%
2023	5.65%
2024	4.95%

Source: World Bank

Discount Rate & Capitalisation rate assumptions

- **Capitalization Rate:**

  Capitalisation rate ("Cap rate") is a real estate industry metric referring to the ratio of the Net Operating Income (NOI) arising rental income to their gross asset value indicating the expected income yield of the investor from concerned property. It reflects the expectation of the investor on stability of rental income driven by the asset quality, tenant profile, market demand-supply dynamics and macro-economic expectations on prevailing risk free/low risk interest rates. In order to arrive at the capitalization rate for the property, relevant parameters of some key investments in comparable properties of similar quality, use, tenant profile made by institutional real estate investors were perused.

  The capitalization rate adopted for valuing various assets has been based on factors such as:

  - Relevant parameters of some key investments in comparable properties of similar quality, use, and tenant profile made by institutional real estate investors were perused. Further, considering that these investments have been made through an institutional investor, the cap rate for the Subject Property was suitably adjusted.

  The selected comparable investments consist of investment-grade A properties with a similar tenant profile, commercial usage backed by institutional investors. These properties primarily include large office parks, aligning closely with the characteristics of the REIT properties. Considering these criteria, following comparable transactions have been analyzed to derive the capitalization rate.

Name of Seller	Name of Buyer	Location	City	Name of Building	Type of Building	Year of Transaction	Area (Sq.ft.)	Deal Size (INR Mn)	Capitalization Rate
Shapoorji Pallonji-Allianz	GIC	Gachibowli	Hyderabad	Waverock 2.1	Commercial	2024	22,84,918	21,500	~8%
MFAR Developers	Edelweiss Alternatives	Outer Ring Road	Bangalore	Embassy Manyata Tech Park	Commercial	2024	11,00,000	15,000	~8%
Kalyani Developers	Tablespace Technologies	Whitefield	Bangalore	Kalyani Camellia	Commercial	2024	5,00,000	5,000	~8%
Bhartiya Group	GIC	Hebbal	Bangalore	Bhartiya City	Commercial	2023	30,00,000	28,000	~8%
Brookfield Asset Management	GIC & Brookfield REIT	Powai	Mumbai	9 Grade A Properties in Downtown Powai	Commercial	2023	27,00,000	65,000	~8%
Brookfield Properties	Brookfield REIT & GIC	Gurugram	NCR	Candor Techspace G1	Commercial	2023	37,98,366	47,250	~8%
Salarpuria Sattva	Continental Automotive	Electronic city	Bangalore	South Gate	Commercial	2022	8,50,885	7,516	8.32%
TRIL Properties	CPPIB	Suburban South	Chennai	TRIL Info Park	Commercial	2022	46,67,000	63,000	~7.6% - 7.7%
Embassy Property Developments Pvt. Ltd.	Embassy Office Parks REIT	ORR, Bangalore	Bangalore	Embassy Tech Village	Commercial	2020	91,00,000	97,824	7.50%

Source: Secondary Market Research

Based on these considerations, an exit capitalization rate ranging between 7.5% and 8.5% has been adopted, with the lower end of the range applied to assets demonstrating superior performance and fundamentals within the portfolio. Thus, we have considered the cap rate as 8% for the valuation of Kensington Downtown Powai.

- **Discount Rate**

  This discount rate applied to the available cash flows reflect the opportunity cost to all the capital providers, namely shareholders (Cost of Equity) and creditors (Cost of Debt), weighted by the relative contribution to the total capital of the company (WACC). The opportunity cost to the capital provider equals the rate of return the capital provider expects to earn on other investments of equivalent risk.

- **Cost of Debt**

  The cost of debt is the return that a company provides to its debtholders and creditors. These capital providers need to be compensated for any risk exposure that comes with lending to a company. The cost of debt for real estate assets is often influenced by the stage of development of the asset. The mature and income-generating assets are considered less risky, leading to lower interest rates. In this context, the cost of debt for Brookfield India REIT properties is benchmarked to the interest rates observed in REITs, as all bear similar characteristics in terms of type and development status of properties. Since a major portion of REITs' portfolios consists of completed, income-generating assets, the cost of debt aligns more closely with the Lease Rent Discounting (LRD) rate. This approach ensures that the cost of debt is aligned with the risk profile of the property and current market conditions.

  Please find below Cost of Debt for Comparable REIT.

Entity Name	Cost of Debt
Brookfield (June 2025)	8.10%
Embassy (June 2025)	7.55%
Mindspace (June 2025)	7.84%
Knowledge Realty Trust (June 2025)	8.99%

Source: Analyst Presentation for respective REIT

The cost of debt for September 2025 valuation is considered as ~ 8.4 %, basis the range of cost of debt for the RIETs as mentioned in the above table.

- **Cost of Equity:**

  We have considered the cost of equity at 14.50% as per the market return expectations of various investors for commercial office. Apart from that we have also benchmarked CAPM model and inputs of same is detailed out as under

  - We have considered risk free rate of 6.96% based on average 10-year treasury bond yield.
  - For calculation of beta, we have benchmarked industry (Nifty Realty Index). We have considered average 5-year Beta of Nifty Realty index with respect to Nifty 50.
  - We have considered market risk premium of 5.59% based on the returns of broad-based BSE 500 stock index for the past 10 to 15 years.

- **Debt-Equity Ratio (weighted of WACC)**

  As discussed earlier, the cost of debt has been derived based on prevailing LRD rates, while the cost of equity has been calibrated to account for both asset-specific and market-specific factors, reflecting investor expectations from an operational Grade A office spaces. Additionally, the debt- to-equity mix has been determined considering the typical LRD tenures and the extent to which debt financing contributes to the overall asset value.

  It may be noted basis management representation that the current debt equity structure of Brookfield India REIT is 30:70. However, the SEBI REIT Regulations states that the maximum permissible limit for debt is 49%. Hence, we have considered the debt and equity mix of 45% and 55% which lies well within the limit specified as per the SEBI REIT Regulations and is also accepted by the market participants.

- **Derivation of WACC**

  Based on above, the following WACC rate has been assumed for completed commercial assets part of the Brookfield India REIT:

Particulars	Cost	Weightage	
Cost of Debt	8.40%	45%	~11.75%
Cost of Equity	14.50%	55%	

Note: As per management representation planned debt equity structure for Brookfield India REIT is 45:55.

6 Market Value

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which he has no knowledge, the opinion of value of the Subject Property comprising land and improvements thereon, as explained above, on the below mentioned dates, is as follows.

Component	Market Value as on	In Figures	In Words
Completed Building	30 September 2025	INR 29,782 million	Indian Rupees Twenty-Nine Billion Seven Hundred and Eighty Two Million Only

Market Value Progression

Component	Market Value (INR MN) as on		
Completed Building	31st March 2023	31st March 2024	31 March 2025
	INR 24,288 million	INR 26,998 million	INR 29,168 million
	30th September 2022**	30th September 2023	30th September 2024
	INR 27,548 million	INR 24,996 million	INR 28,527 million

*Note: ** The valuations as of the specified date were conducted by another valuer. Therefore, the market value has been provided by Brookfield REIT Management, sourced from their website. For more details, please visit–*

https://www.brookfieldindiareit.in/valuation-report#Valuation-Report

Ready Reckoner Rate

Component	Rate (Survey No. 28/A)
Built up area	INR 25,987 per sq. ft.
Land area	INR 7,865 per sq. ft.

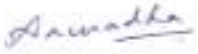
Component	Rate (Survey No. 28B)
Built up area	INR 25,987 per sq. ft.
Land area	INR 7,865 per sq. ft.

For reference, please refer Annexure 7

I, L. Anuradha, the Valuer for the Subject Property, hereby declare that:

- I am fully competent to undertake the valuation,
- I am independent and have prepared the report on a fair and unbiased basis, and
- I have valued the properties based on the guidelines given in Indian Accounting Standard (IndAS) 113

Prepared by



(L. Anuradha)
(IBBI/RV/02/2022/14979)

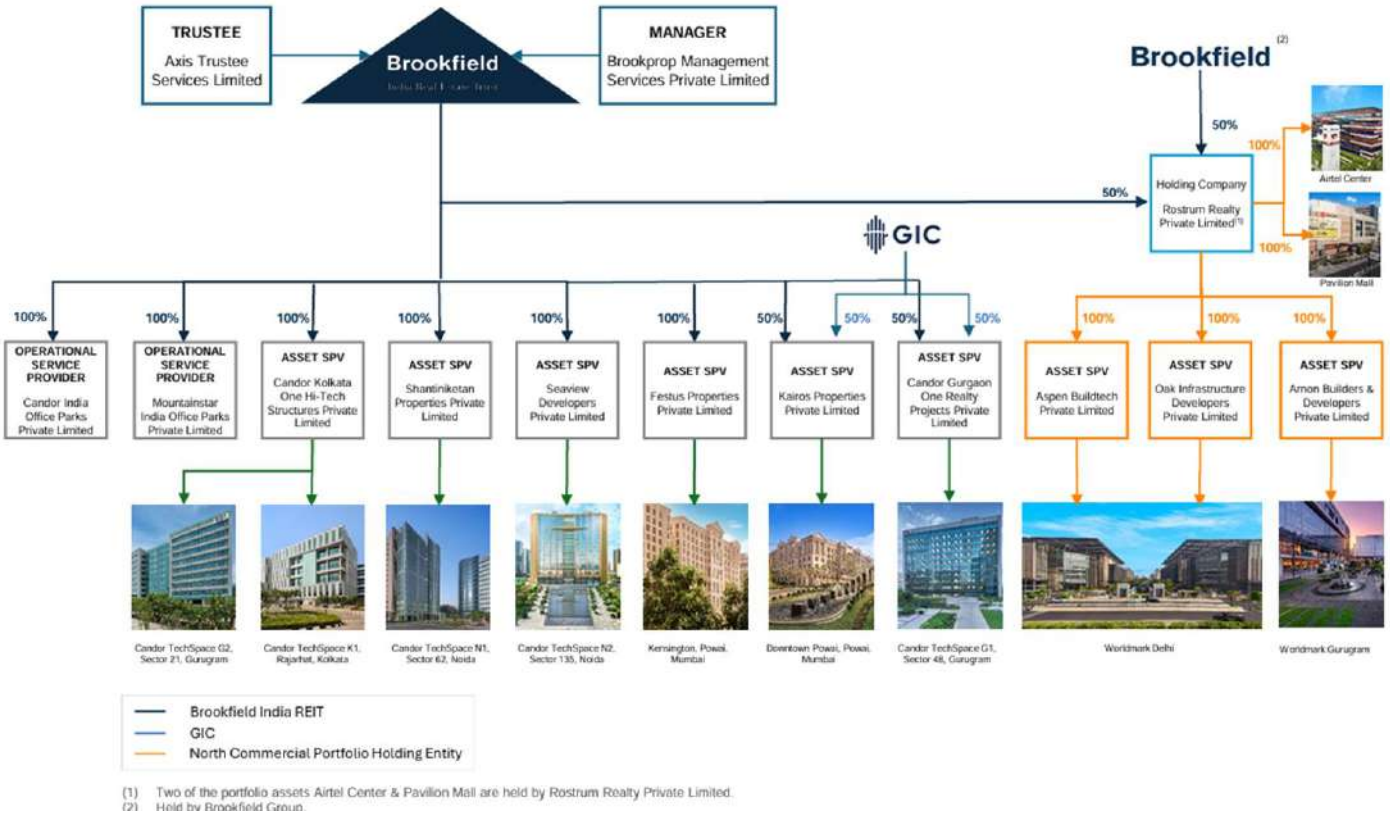
D ANNEXURES

Annexure 1: Cash Flows

Particulars	Unit	1 01-Oct-25 30-Sep-26	2 01-Oct-26 30-Sep-27	3 01-Oct-27 30-Sep-28	4 01-Oct-28 30-Sep-29	5 01-Oct-29 30-Sep-30	6 01-Oct-30 30-Sep-31	7 01-Oct-31 30-Sep-32	8 01-Oct-32 30-Sep-33	9 01-Oct-33 30-Sep-34	10 01-Oct-34 30-Sep-35	11 01-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	2,208	2,399	2,518	2,629	2,797	2,932	3,038	3,242	3,373	3,574	3,756
ATM Income	INR Million	2	2	2	3	3	3	3	3	3	3	4
O&M Income	INR Million	226	242	256	270	284	298	314	330	347	364	381
Other Income (Telecom)	INR Million	1	1	1	2	2	2	2	2	2	2	2
Total Income	INR Million	2,438	2,644	2,779	2,903	3,085	3,235	3,356	3,577	3,725	3,944	4,143
Total Income from occupancy	**INR Million**	**2,438**	**2,644**	**2,779**	**2,903**	**3,085**	**3,235**	**3,356**	**3,577**	**3,725**	**3,944**	**4,143**
OPERATING COSTS												
O&M cost (CAM Expenses) - excl Payroll Cost	INR Million	(229)	(240)	(252)	(265)	(278)	(292)	(306)	(322)	(338)	(355)	(372)
Payroll Cost	INR Million	(15)	(17)	(18)	(19)	(21)	(23)	(24)	(26)	(29)	(31)	(33)
Property Taxes	INR Million	(76)	(79)	(83)	(88)	(92)	(97)	(101)	(107)	(112)	(117)	(123)
Total Operating Costs	**INR Million**	**(320)**	**(336)**	**(353)**	**(372)**	**(391)**	**(411)**	**(432)**	**(455)**	**(478)**	**(503)**	**(529)**
Net operating Income	**INR Million**	**2,119**	**2,308**	**2,425**	**2,531**	**2,694**	**2,824**	**2,924**	**3,122**	**3,247**	**3,441**	**3,614**
Terminal Value	**INR Million**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**45,178**	
Transaction Cost	**INR Million**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**(452)**	
Fit Out Income	**INR Million**	**70**	**68**	**37**	**27**	**-**	**-**	**-**	**-**	**-**	**-**	
Total Net Income	**INR Million**	**2,189**	**2,377**	**2,462**	**2,558**	**2,694**	**2,824**	**2,924**	**3,122**	**3,247**	**48,167**	
Maintenance Capital Expenditure	INR Million	(34)	(48)	(50)	(53)	(56)	(59)	(61)	(65)	(67)	(71)	
Brokerage Expenses	INR Million	(35)	(38)	-	(28)	(7)	(39)	(64)	-	(36)	(9)	
Capital Expenditure	INR Million	(328)	-	-	-	-	-	-	-	-	-	
Net Cashflows	**INR Million**	**1,792**	**2,290**	**2,411**	**2,477**	**2,631**	**2,726**	**2,800**	**3,058**	**3,143**	**48,087**	
Discount Rate	**11.75%**											
NPV as on 30-Sep-25 (INR Million)	**29,782**											
INR per sq. ft.	**18,525**											

Note: We have arrived at the valuation using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Annexure 2: Ownership Structure

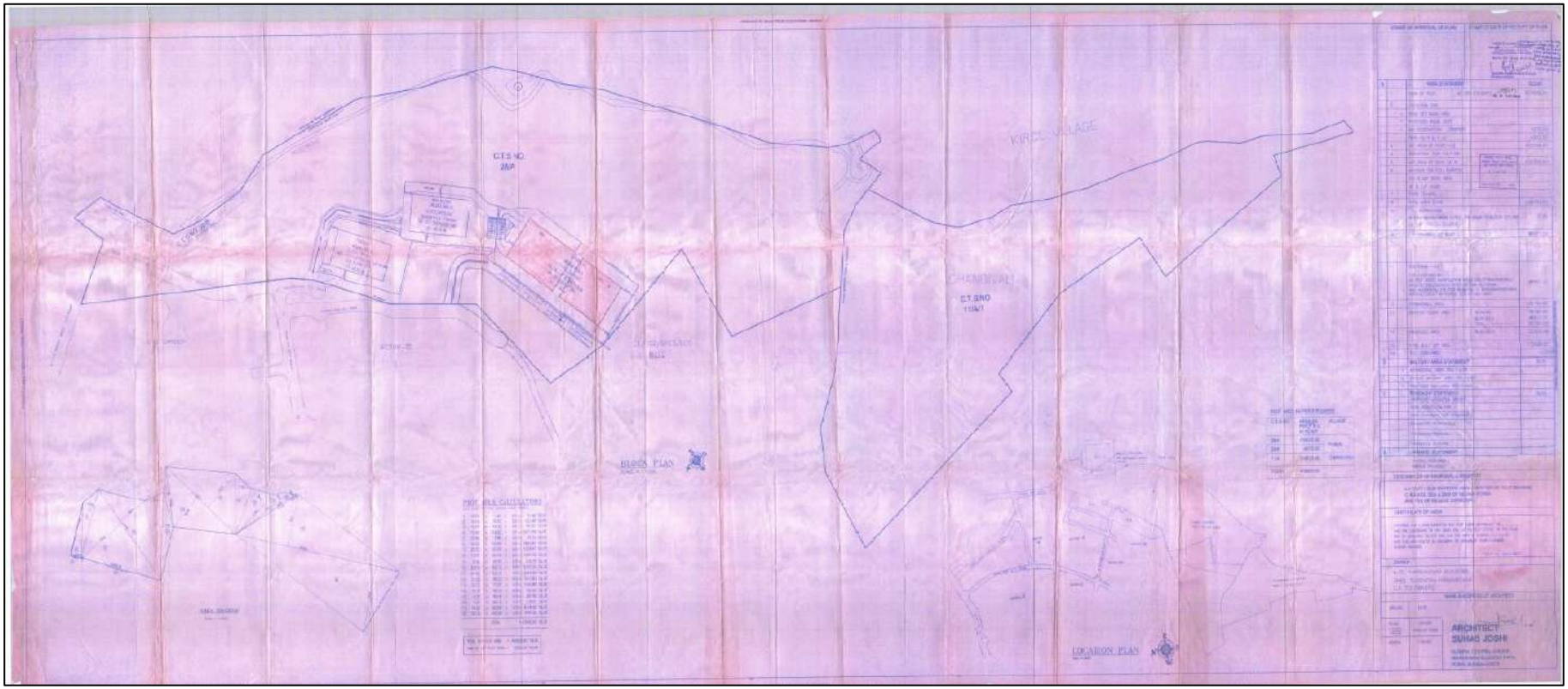


Source: Client

Note:

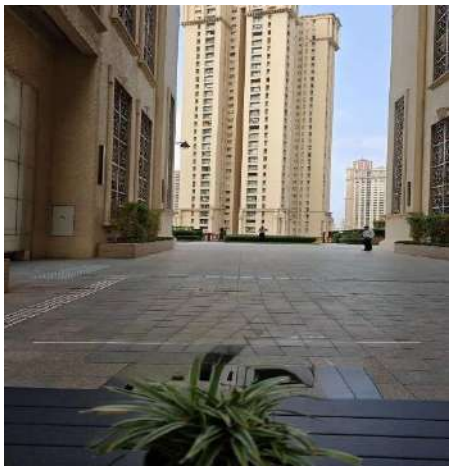
By way of a scheme of amalgamation filed with the NCLT, Candor Gurgaon 2 has merged into Candor Kolkata. The NCLT has approved the scheme by way of its order dated August 8, 2019 and has approved the application for rectification of the aforesaid order by way of its order dated November 14, 2019. The scheme has been made effective from May 4, 2020 with the approval of the BoA dated March 5, 2020 and ROC, Mumbai dated May 4, 2020.

Annexure 3: Property Layout



Source: Client Information

Annexure 4: Property Photographs













Annexure 5: Statement of Key assets

Building	No/Name	Kensington-A	Kensington-B
No of DG Capacity	KVA	1 X 500kVA	1 X 500kVA
No of Transformer/Capacity	KVA	NA	750kVA
Chiller Rating	TR	NA	NA
Cooling Tower		NA	NA
FF System (Pumps & Engine)	KW/HP	DD Pump – 2 X 72 HP Fire Pump Hydrant – 1 X 75 HP Fire Pump Sprinkler – 1 X 75 HP Jockey Pump Hydrant – 1 X 10 HP Jockey Pump Sprinkler – 1 X 10 HP Booster Pump – 1 X 7.5 HP	DD Pump – 1 X 133 HP Fire Pump Hydrant – 1 X 150 HP Fire Pump Sprinkler – 1 X 150 HP Jockey Pump Hydrant – 1 X 12.5 HP Jockey Pump Sprinkler – 1 X 12.5 HP Booster Pump – 1 X 7.5 HP
Water Pumping System (Domestic & Flushing)	KW/HP	Domestic Pump High Zone- 3 X 15 HP Domestic Pump Low Zone – 3 X 7.5 HP Flushing Pump High Zone – 3 X 15 HP Flushing Pump Low Zone -3 X 7.5 HP	Domestic Pump High Zone- 4 X 10 HP Domestic Pump Low Zone – 4 X 5.5 HP Flushing Pump High Zone -2 X 15 HP Flushing Pump Low Zone -2 X 10 HP
STP Rating	KLD	NA	NA
No of Lifts	#	Passenger Lift – 14 Service Lift – 2 Parking Lift – 2	Passenger Lift – 14 Service Lift – 2 Parking Lift – 2
Warm Shell/ Bare Shell		Bare Shell	Bare Shell

Source: Client Information

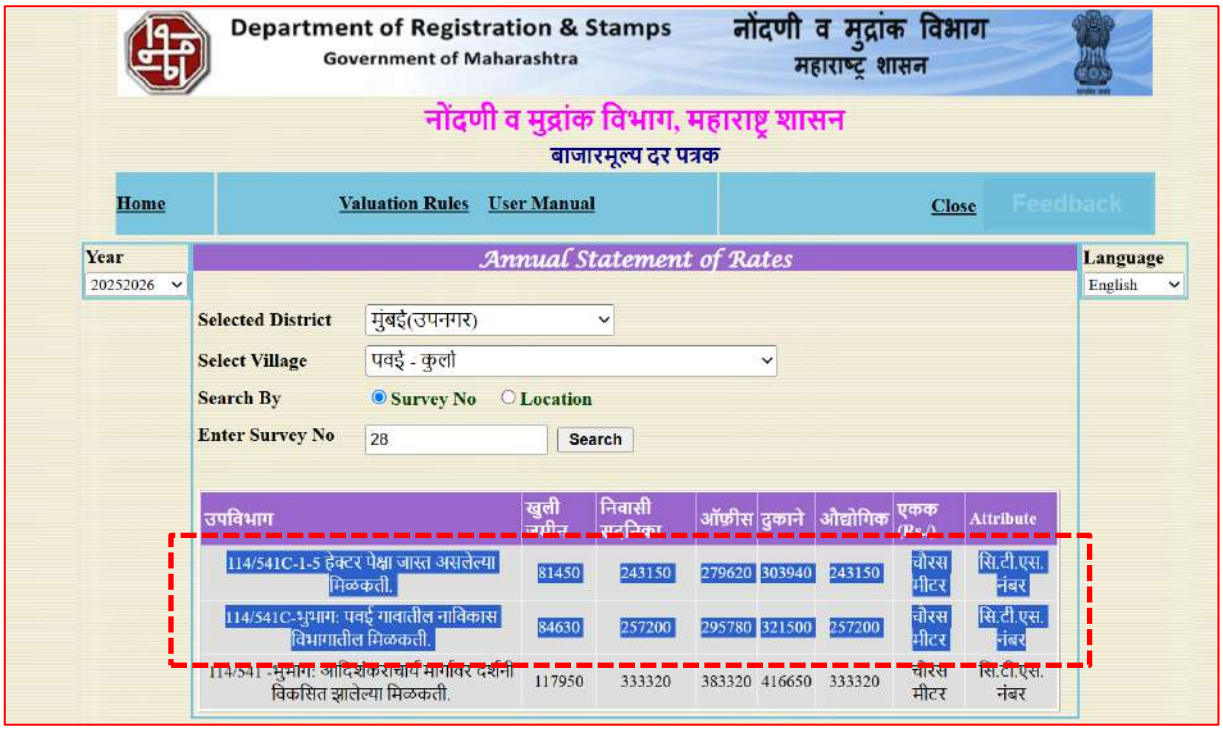
Annexure 6: List of sanctions and approvals

List of one-time sanctions/approvals which are obtained or pending

Approvals Received

a) Building Plan Approvals for all existing buildings and amendments thereof
b) Full Occupancy Certificates received for all the existing/operational buildings
c) Sewerage Approvals for all buildings and the common campus area
d) Approved Zoning plan
e) Approved Master Plan
f) Consent to Establish (CTE)
g) Environment Clearance Certificate
h) One-time Fire NOC
i) Height clearance NOC from AAI
j) SEZ Notification by The Gazette of India
k) Forest NOC
l) Consent to Operate (CTO)
m) Fire Form B
n) Architect's Certificate

Annexure 7: Ready Reckoner Rate and Land Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year: 20252026

Language: English

Annual Statement of Rates

Selected District: मुंबई(उपनगर)

Select Village: पवई - कुर्ला

Search By: Survey No / Location

Enter Survey No: 28 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (R.A)	Attribute
114/541C-1-5 हेक्टर पेक्षा जास्त असलेल्या मिळकती.	81450	243150	279620	303940	243150	चौरस मीटर	सि.टी.एस. नंबर
114/541C-भुभाग: पवई गावातील नाविकास विभागातील मिळकती.	84630	257200	295780	321500	257200	चौरस मीटर	सि.टी.एस. नंबर
114/541 -भुभाग: आदिशंकराचार्य मार्गावर दर्शनी विकसित झालेल्या मिळकती.	117950	333320	383320	416650	333320	चौरस मीटर	सि.टी.एस. नंबर

Annexure 8: Major Repairs Undertaken and Proposed in the subject property

- Upgradation of the entrance lobby and canopy of Wing A for improved access and lobby experience; and
- redesigned the property at the podium level by creating modern, green and open spaces for community engagement and collaboration

Annexure 9: Environmental Consideration

Source for Environmental Considerations is as listed below:

- Document No (bis.gov.in)
- https://www.bmtpc.org/DataFiles/CMS/file/map%20of%20india/wind-india.pdf
- PowerPoint Presentation (ndma.gov.in)

Annexure 10: Information Received from Client

Information provided by the client are as listed below:

1. Rent Roll
2. Architects Certificate

Additional Information:

- Capex Details
- O&M Income and Expense
- Property Tax details

Annexure 11: Caveats & Limitations

1. The Valuation Report (hereafter referred to as the "Report") covers specific markets and situations that are highlighted in the Report based on independent market report prepared by Cushman and Wakefield and does not entail any comprehensive analysis of the market and the industry given the nature of the scope of the assignment.
2. The opinions expressed in the Report are subject to the limitations expressed below.
    a. The valuation method adopted is based on the Valuer's expertise and knowledge taking into account the forecasts on demand, supply and pricing as undertaken by Cushman and Wakefield as part of an independent market/ industry research and considered to be relevant and reasonable at that point of time. The Report and the opinions therein do not constitute any recommendation to ***Brookfield India Real Estate Trust*** (or "the Client") or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and bases on which these opinions have been expressed and is not recommended as an input to any financial decision.
    b. It should be noted that the valuation is based upon the facts and evidence available at the time of conduct of the valuation and applicable on the date of valuation. It is therefore recommended that these valuations be periodically reviewed.
    c. Changes in socio-economic and political conditions could result in a substantially different situation than those presented herein. The Valuer assumes no responsibility for changes in such external conditions.
    d. The Valuer has relied on the independent market report prepared by Cushman and Wakefield and his own macro understanding of the market through readily available information in public domain. Hence, no direct link is sought to be established between the macro-level understandings on the market with the assumptions estimated for the analysis herein.
    e. The services provided is limited to valuation of the Subject Property primarily comprising Land and Building and any part thereof and does not constitute any audit, survey, due diligence, tax related services or an independent validation of the projections. Accordingly, no opinion has been expressed on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated and should not be used for any other purpose.
    f. While the information included in the Report is accurate and reliable to the best of the knowledge of the Valuer, no representations or warranties, expressed or implied, as to the completeness of such information is being made. The Valuer shall not undertake any obligation to update or supplement any information contained in the Report save as provided for in the Agreement.
    g. Apart from the sources already mentioned in the report, the Valuer has relied on readily available public information for the purpose of preparing this report.
3. The Report reflects matters as they currently exist. Any changes thereon may materially affect the information contained in the Report.

4. All assumptions made to determine the valuation of the Subject Property is based on information or opinions as current. During the analysis, the Valuer has relied on information or opinions, both written and verbal, as obtained from the Clients as well as from third parties provided with, including limited information on the market, financial and operating data, which has been accepted as accurate in bona-fide belief. No responsibility is assumed for technical or specialised information furnished by the third-party organizations, and this is bona-fidely believed to be reliable.
5. No investigation of the title of the assets has been made and owners' claims to the assets is assumed to be valid unless anything contrary is mentioned in the main report. No consideration is given to liens or encumbrances, which may be against the assets. Therefore, no responsibility is assumed for matters of a legal nature.
6. The Valuer's total aggregate liability to the Client including that of any third-party claims, in contract, tort including negligence or breach of statutory duty, misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the services is limited to an aggregate sum not exceeding the total fees paid for each instruction accepted. Unless specifically mentioned otherwise in the main report. The Valuer shall not be liable for any pure economic loss, loss of profit, loss of business, depletion of goodwill, in each case whether direct or indirect or consequential or any claims for consequential loss compensation whatsoever which, arise out of or in connection with services provided under this engagement.
7. The Client including its agents, affiliates and employees, must not use, reproduce or divulge to any third party any information it receives from the Valuer for any purpose.
8. This engagement shall be governed by and construed in accordance with Indian laws and any dispute arising out of or in connection with the engagement, including the interpretation thereof, shall be submitted to the exclusive jurisdiction of courts in New Delhi.

VALUATION REPORT

Portfolio of assets owned by Kairos Properties Private Limited, Powai, Mumbai

Date of Valuation: 30th September 2025

Date of Report: 01st November 2025

Submitted to: Brookfield India Real Estate Trust

Instruction Party: Brookprop Management Services Private Limited

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, 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 other purpose other than the purpose as agreed upon in the addendum dated 22nd September 2023 to Letter of Engagement ("LOE") dated 23rd December 2022 without the prior written consent of the Valuer.

The information in this report reflects prevailing conditions and the view of Valuer as of this date, 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 as agreed upon in the Letter of Engagement ("LOE") dated 23rd December 2022. 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 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, 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. 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.

Executive Summary

Portfolio of properties owned by Kairos Properties Private Limited located in Powai		
Valuation Date:	30th September 2025	
Site Visit Date:	27th March 2025	
Valuation Methodology:	10 Year Discounted Cash Flow	
Valuation Purpose:	Disclosure of valuation of asset forming part of portfolio of Brookfield India in accordance with the SEBI (REIT) Regulations, 2014	
Location / Situation:	Portfolio of properties owned by Kairos Properties Private Limited ("KPPL") are located in Hiranandani Gardens, Powai (herein after referred to as Subject Properties). The subject properties comprising of IT/ITeS, Commercial buildings and Retail Developments. The Andheri & Powai 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. This micro-market enjoys good road connectivity via Jogeshwari-Vikhroli Link Road (JVLR), Chandivali Road and Hiranandani Link Road. Prima Bay, Chromium, Godrej IT Park, Godrej One are some of the prominent office developments located in the Andheri & Powai micro-market.	
Description:	The subject properties comprise of nine completed and operational buildings. The listing of buildings under each component are as follows: Completed buildings with Occupancy Certificates (OC) – Alpha, Delphi, Fairmont, Winchester, Prudential, Spectra, One Boulevard, Ventura A and One Downtown Central. The operational buildings collectively admeasure 28,50,166 sq. ft. of leasable area with 95% committed occupancy* and are located on individual plots of land cumulatively measuring 19.95 Acres.	 
Total Area:	Cumulative underlying Land Area: 19.95 Acres Total Leasable Area**: 28,50,166 sq. ft.	

Source: Architect's Certificate (Dated:16th October 2025), Rent Roll as of 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information

**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed area.*

*** Completed Leasable Area and Total Leasable Area for the subject properties include areas designated / occupied for ATM purpose (cumulatively admeasuring 75 Sq. Ft) and Towers (cumulatively admeasuring 21 Sq. Ft). Of this, the income from the leased areas of telecom tower is included in the "Other Income".*

MARKET VALUE OF THE SUBJECT PROPERTY

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which he has no knowledge, the opinion of value of the aforementioned Subject Property comprising land and improvements thereon and the right to provide facility management services to the entire Subject property, as on 30th September 2025, is as follows:

Building Name	Market Value (INR Million)
Alpha	3,200
One Downtown Central	5,668
Delphi	11,603
Fairmont	7,947
Winchester	19,174
Prudential	7,336
Spectra	5,660
One Boulevard	4,291
Ventura A	16,346
Total Market Value	**81,225**

Component	Market Value as on	In Figures	In Words
Completed Buildings	30 September 2025	[1]INR 81,225 Million	Indian Rupees Eighty-One Billion Two Hundred-Twenty-Five Million Only

This summary is strictly confidential to the addressee. It must not be copied, distributed or considered in isolation from the full report

[1] *Inclusive of fair value of Rs 2,803 M pertaining to property management company (CIOP) which is wholly owned by REIT*

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From: L. Anuradha, MRICS
IBBI Registered Valuer (L&B)
(IBBI/RV/02/2022/14979)

To:	**Brookfield India Real Estate Trust**
Property:	**Portfolio of Properties owned by Kairos Properties Private Limited, Powai, Mumbai**
Report Date:	**01st November 2025**
Valuation Date:	**30th September 2025**

A REPORT

1 Instructions

Brookfield India Real Estate Trust (hereinafter referred to as the "Instructing Party" or the "Client"), has appointed Ms. L. Anuradha, MRICS, registered as a valuer 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 as the "Valuer"), in order to undertake the valuation of office property located in Mumbai (hereinafter referred to as "Subject Property" and/or "Kairos") for the disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange. The property and interests valued as part of this valuation exercise are detailed in Part C of this report. The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Annexure 8 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

2 Professional Competency of The Valuer

Ms. L Anuradha is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset classes of Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since September 2022. She completed her Bachelor's in Architecture in 2002 and Master's in Planning from School of Planning & Architecture in 2004.

L. Anuradha (IBBI registration No. IBBI/RV/02/2022/14979) as a registered valuer entity under Section 247 of the Companies Act, 2013 and The Companies (Registered Valuer and Valuation) Rules, 2017 has more than 20 years of experience in the domain of urban infrastructure, valuation and real estate advisory. She was working as an Associate Director for Cushman and Wakefield from 2013-2022 and was leading the team for Tamil Nadu. Kerala and Sri Lanka. Prior to joining Cushman, she has been involved in various strategy level initiatives in Institutional development and Infrastructure for donor agencies and various Government and Private clients. L. Anuradha worked with SIVA group in the M&A practice where she was involved with the

financial appraisal and valuation of real estate projects. Prior to this she has worked with PriceWaterhouse Coopers in the Government, Real estate and Infrastructure Development Practice where she was involved in carrying out financial appraisal and strategies for some of the State Governments in India. Her foundation in real estate valuation was at Jones Lang LaSalle where she worked for 3 years on multiple valuations and entry strategies for Indian NBFCs and funds.

Her last employment was at CWI. As an Associate Director of the Valuation and Advisory team at CWI, Ms. L. Anuradha provided support on identified business/ new opportunities, evaluated proposals for new property investments and/ or dispositions while providing analytical support for Investment recommendations. L. Anuradha was also key personnel in carrying out the Market study for the Mindspace REIT micro markets in India. She has undertaken valuations exercises for multiple private equity/real estate funds, financial institutions, developers and corporates across asset classes of commercial, retail, residential and hospitality. Her clientele included HDFC, Xander, DLF, RMZ, Embassy Group, CapitaLand, Tata Capital, Tata Realty, TVS group etc.

3 Independence and Conflicts of Interest

The Valuer confirms that there are no conflicts of interest so far as discharging her duties as a valuer for the Subject Property/ business is concerned and has undertaken the valuation exercise without the presence of any bias, coercion, or undue influence of any party, whether directly connected to the valuation assignment. There has not been any professional association with the Client or the Subject Property in past five years from the date of this report.

The Valuer or any of her employees involved in valuing the assets of the REIT have not invested nor shall invest in securities of any of the Subject Property being valued till the time she is designated as Valuer and not less than six months after ceasing to be a Valuer of the REIT.

4 Purpose of Valuation

The Report is being prepared to be relied upon by the Reliant Parties and inclusion, as a whole, a summary thereof or any extracts of the report, in any documents prepared in relation for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

5 Basis of Valuation

Given the purpose of valuation as mentioned above, the valuation exercise has been carried out to estimate the "Market Value" of the Subject Property in accordance with the IVSC International Valuation Standards as effective from 31 January 2022 and as applicable on the date of valuation.

Market Value" is defined according to IVS 104 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.*'

6 Valuation Approach & Methodology



Understanding of the Subject Property

- Conduct site visit of the project to understand location and site dynamics
- Assess the nature of Subject Property.
- Understand from documents provided and inputs from client, if there is any other covenants with respect to the marketability of the Subject Property



Assessment

- Conduct Market Research to arrive at relevant assumptions and inputs
- Determining appropriate valuation methodology and conducting valuation procedures to determine fair value
- Sharing draft valuation report with Client



Submission of Report

- Providing final value conclusion and report to the Client

The basis of valuation for the Subject Property being Market Value, the same has been derived by any of the following approaches:

Discounted Cash Flow Method using Rental Reversion

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the property to prospective tenants typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In order to arrive at a unit value for these tenancies, we have considered the impact of such sub/above market leases on the valuation of the subject property.

For the purpose of the valuation of Subject Property, Income Approach – Discounted Cash Flow Method using Rental Reversion has been adopted.

7 Assumptions, Departures and Reservations

This valuation report has been prepared on the basis of the assumptions within the instructions (Caveats & Limitations) detailed in Annexure 8 of this report. The development mix, built up area, land area and lease details such as lease rent, lease commencement and lease end date, lock – in period, escalation terms, etc.

pertaining to the Subject Property is based on the appropriate relevant documents which has been provided by the Client and the same has been adopted for the purpose of this valuation.

8 Inspection

The Property was inspected on 27th March 2025 by the Valuer. No measurement or building survey has been carried out as part of the valuation exercise. The Valuer has relied entirely on the site areas provided by the Client, which has been assumed to be correct. Based on the discussions with the client it has been assumed that no material change in the condition of the property has taken place.

9 General Comment

A valuation is a prediction of price, not a guarantee. By necessity it requires the valuer to make subjective judgments that, even if logical and appropriate, may differ from those made by a purchaser, or another valuer. Historically it has been considered that valuers may properly conclude within a range of possible values.

The purpose of the valuation does not alter the approach to the valuation.

Property values can change substantially, even over short periods of time, and thus the valuation of the subject property herein could differ significantly if the date of valuation was to change.

This report should not be relied upon for any other purpose other than for which this valuation exercise has been undertaken for.

10 Confidentiality

The contents of this Report are intended for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents except as maybe required in connection with disclosure of valuation of assets, forming part of the portfolio of Brookfield India REIT under the applicable law.

11 Authority

The Client acknowledges and agrees that the Valuer's services hereunder (including, without limitation, the Deliverables itself and the contents thereof) are being provided solely to the Client in relation for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40) and disclosure in the Documents and in the valuation report, as may be required.

The Valuer consents to the usage of her name as an expert, in relation to the Report, in the Documents. If the Client desires to use the Deliverables or the Valuer's name in any other offering other than the Documents as contemplated under this Agreement, then the Client shall obtain the Valuer's prior written approval for such usage. The Client shall indemnify the Valuer for any losses suffered by him due to such usage other than for the purpose as contemplated under this Agreement. Additionally, the Client herewith consents to provide or cause to be provided, an indemnification agreement in his favor, reasonably satisfactory to him for any use of the Report other than for the purpose permitted under this Agreement. It is however clarified that the indemnity shall not cover any losses resulting from the use of the Report for the purpose stated above including disclosure in the Documents and in the valuation report.

12 Reliant Parties

The reliance on the valuation reports prepared as part of this engagement to Brookprop Management Services Private Limited ("Manager"), the Brookfield India REIT ("Brookfield REIT") and auditors, debenture trustees, stock exchanges, unit holders of the REIT, Securities and Exchange Board of India (SEBI), credit rating agencies and Axis Trustee Services Limited, the trustee to the Brookfield REIT (Trustee") for the purpose as highlighted in this report (valuation). The reliant parties shall also include auditors, lawyers and book running lead managers. The Valuer, however, would extend no liability to such reliant parties.

The valuation exercise is conducted strictly and only for the use of the parties as stated above who need to rely on such valuation ("Reliant Party") and for the Purpose specifically stated. The Instructing Party shall make all reliant parties aware of the terms and conditions of the agreement under which this exercise is being undertaken and take due acknowledgements to the same effect.

13 Limitation of Liability

The Valuer shall endeavour to provide services to the best of its ability and professional standards and in bonafide good faith. Subject to the terms and conditions in the LOE, the Valuer's total aggregate liability to the Client arising in connection with the performance or contemplated performance of the services herein, regardless of cause and/or theory of recovery, shall not exceed the fee paid to the Valuer for the engagement.

The Valuer acknowledges that it shall consent to be named as an 'expert' in the Offer Documents and that its liability to any person, in its capacity as an expert and for the Report, shall be without any limitation and in accordance with law. In the event that the Manager, the sponsors, the trustee, the REIT or other intermediaries appointed in connection with disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Report, the Claim Parties will be entitled to require the Valuer to be a necessary party/respondent to such claim and she shall not object to her inclusion as a necessary party/ respondent. In all such cases, the Client agrees to reimburse/ refund to the Valuer, the actual cost (which shall include legal fees and external counsel's fee) incurred by her while becoming a necessary party/respondent. If the Valuer does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defense in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against her in this regard.

14 Disclosure and Publication

The Valuer must not disclose the contents of this valuation report to a third party in any way, except as allowed under the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars. As per the terms and regulation 2(1) of the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars, it may be noted that the Valuation report is prepared in accordance with said REIT regulations.

15 Anti-Bribery & Anti-Corruption

Both Parties represents, warrants and undertakes that:

They are familiar with applicable Anti-Corruption Laws under the LOE including but not limited to Prevention of Corruption Act 1988 and will ensure that neither it nor any of its officers, directors, shareholders, employees and agents or any other person acting under its implied or express authority will engage in any activity, practice or conduct which would constitute an offence under, or expose or potentially expose either Party to any direct or indirect liability, under Applicable Anti-Corruption Laws;

It is further agreed that breach of any of the above undertakings shall be deemed to be a material breach of the Agreement and in case the Valuer is insisted upon or asserted by Client to violate any of the above said undertakings including Anti-Corruption regulations in any form or manner, on pretext of business relationship

or otherwise, the Valuer shall have a discretionary right to terminate the LOE without any liability or obligation on her part.

Such termination of the LOE shall not in any way prejudice the rights and obligations (including payment for the services delivered under the LOE) already accrued to the Valuer, prior to such termination.

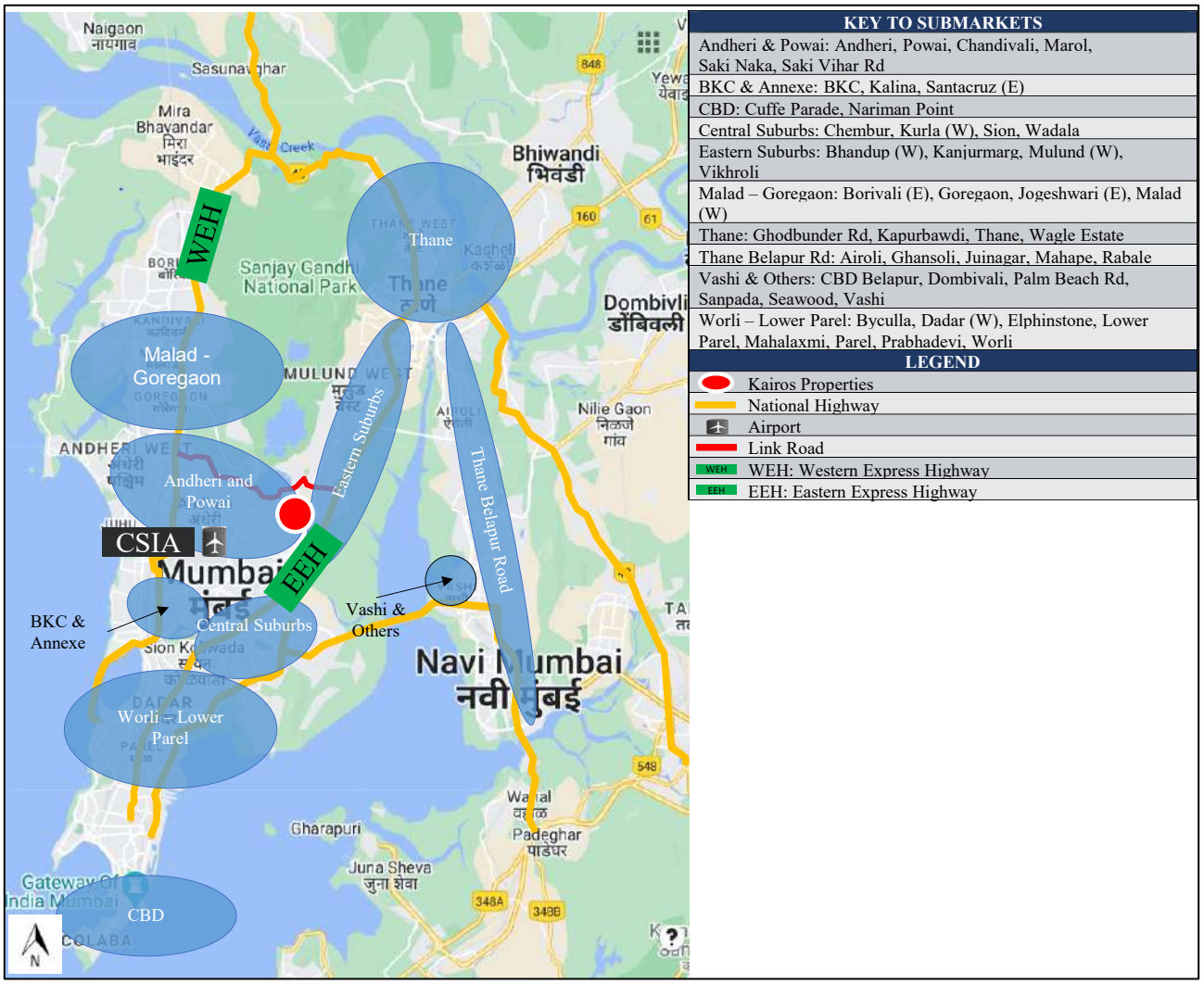
B Mumbai Region Overview

For the purpose of the valuation exercise, reliance has been made on the market report prepared by Cushman & Wakefield India Private Limited (CWI), who has been appointed by the Client as an independent consultant to carry out industry and market report.

1 Mumbai Region Overview

Mumbai is India's financial and commercial capital. The presence of vibrant capital and money markets makes the city the first choice of entry for financial services firms. Mumbai houses the headquarters of major corporates & financial institutions such as ICICI Bank, HDFC Bank, Life Insurance Corporation of India, etc. India's main stock exchanges & capital market and commodity exchanges (National Stock Exchange – NSE, Bombay Stock Exchange – BSE and Multi Commodity Exchange – MCX) are also located in Mumbai. It is also home to Bollywood, the Indian Television and Film Industry.

The map below highlights the key office micro markets of MMR region illustrating the geographical expanse of the office market. The micro markets covered for the analysis are the prime contributors to the office supply in MMR.



Source: C&WI Research

(Map not to scale)

The key drivers of demand for office space in Mumbai Region are as follows:

- **Financial capital and Services hub:** Mumbai, which is referred as India's financial capital, houses corporate head offices of many Indian banks such as ICICI Bank, HDFC Bank, etc. and stock exchanges such as, NSE, BSE etc. It is also home to global consultancy firms, legal and professional services, media houses, accounting professionals, etc. like Boston Consulting Group, HDFC Bank, EY, Johnson & Johnson, Warburg Pincus, Hindustan Unilever, Nestle, McKinsey & Company, Procter & Gamble, BNP Paribas.
- **Global In-house Centres/ Global Capability Centres:** Mumbai is a hub for Global In-house Centres (GICs) / Capability Centres (GCCs) of many Investment Banks mainly from the North American and European markets such as Deutsche Bank, Bank of America, JP Morgan, etc.
- **Social Infrastructure:** Mumbai has established educational institutions and colleges (IIT-Bombay, NMIMS, SP Jain, NIFT etc.), Malls (Phoenix Palladium, High Street Phoenix, R City, Oberoi Mall, Inorbit Mall, etc.), Hospitals (Lilavati, Hiranandani, Fortis, Tata Memorial Hospital, Jaslok Hospital, etc.) and hotels (St. Regis, Renaissance, JW Marriott, Hilton, Four Seasons, ITC Maratha, Leela etc.).
- **Transport infrastructure:** Mumbai is well connected via road with availability of infrastructure like the Eastern Express Highway, Western Express Highway, Eastern Free Way, Bandra-Worli Sea Link, etc. It also provides good railway connectivity with three railway lines, an operational metro line across 390 km carrying 8 million passengers daily and a monorail line. Mumbai is also well connected via air with other cities in India and other global cities with the help of 2 operational passenger terminals (Domestic and International) and one cargo terminal at Chhatrapati Shivaji Maharaj International Airport. Mumbai is the gateway city of India with 2nd busiest airport (Chhatrapati Shivaji Maharaj International Airport having 45.87 million passengers in FY20 connecting to 61 domestic and 48 international destinations). Mumbai Region also has the largest container port of India (Jawaharlal Nehru Port Trust with 68.45 million tons of cargo in FY20).
- **Ongoing/Planned infrastructure projects:** Key initiatives include USD 12 billion of proposed investment from 2019-25 for the Navi Mumbai International Airport (expected to be completed by end of Q4 2025 with a capacity of 60 million passengers per annum), various road projects (including the 29.80 km Mumbai Coastal Road Project (MCRP) is an under-construction access-controlled expressway with a route connecting Princess Street Flyover in South Bombay with Kandivali in the northern suburbs. The phase 1 from Marine Drive to Worli is operational from 11th March 2024. The Phase 2 from Worli to Kandivali is expected to be completed by 2029. The 8-lane freeway, with 2-lanes reserved for BRTS corridor, will have 22 entries and exits, two earthquake resistant undersea tunnels of 3.4 km each at Girgaon Chowpaty and Malabar Hill, and 13 cross tunnels to be used for emergency).

The table below highlight the key statistics of Mumbai's office micro markets

Particulars	Mumbai - Overall	CBD	**Andheri and Powai	Thane Belapur Rd	Malad – Goregaon	Worli – Lower Parel	BKC & Annexe	Thane	Central Suburbs	Eastern Suburbs	Vashi & Others	Competitive REIT Micro-Markets^
Total completed stock 9M 2025 (msf)	116.9	2.1	24.4	18.6	18.8	15.1	10.9	11.6	6.0	6.1	3.4	23.5
Current occupied stock 9M 2025 (msf)	104.9	2.0	22.2	16.6	16.5	12.8	10.3	10.7	5.0	5.8	3.1	22.0
Current Vacancy 9M 2025 (%)	10.2%	2.9%	9.3%	10.9%	12.1%	15.4%	4.8%	8.0%	16.4%	3.9%	10.0%	6.5%
Future Supply – Q4 2025 E – 2027 E (msf)	19.5	0.0	5.4	1.2	0.0	4.3	3.6	1.5	0.0	3.5	0.0	6.9
Market Rent – 9M 2025 (INR psf / month)	169.7	274.2	157.9	72.9	166.0	254.5	346.7	82.5	171.0	158.8	112.7	187.8*

Source: Cushman & Wakefield Research

Notes: The rentals are in INR psf / month on leasable area, the rentals are basis the prevailing quotes in the micro market. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.
** Average incorporating the quoted rentals for high street retail.*
***Subject Property Micro-Market*
^ A Competitive REIT micro-market consists of comparable set of buildings (peer set to properties in Powai submarket) to Powai submarket in micro markets of Andheri & Powai, Malad & Goregaon and Eastern Suburbs. The peer set considered is based on parameters such as size of the parks, floor plates, tenant profile, proximity to catchment area, infrastructure and certain additional criteria.

2 Brookfield India REIT's City Market – Mumbai

Portfolio of properties owned by Kairos Properties Private Limited ("KPPL or Kairos") which are valued for disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange, has the following assets in Mumbai.

Building Name	Location	Building Type	Leasable Area (sq. ft.)
Alpha	Powai	Commercial	1,10,423
One Downtown Central	Powai	IT	2,71,955
Delphi	Powai	Retail/Commercial	3,62,517
Fairmont	Powai	IT	2,95,687
Winchester	Powai	IT	7,57,718
Prudential	Powai	Retail/IT	2,36,567
Spectra	Powai	Retail/IT	2,08,111
One Boulevard	Powai	Retail/Commercial	1,09,041
Ventura A	Powai	Retail/IT	4,98,146
	Total		**28,50,166**

Note:

1. Leasable Area for the subject properties include areas designated / occupied for ATM purpose (cumulatively admeasuring 75 Sq Ft) and Towers (cumulatively admeasuring 21 Sq Ft). Of this, the income from the leased areas of telecom tower is included in the "Other Income".

The subject properties are well positioned in the micro-market due to their proximity to well-developed social infrastructure and the upcoming metro stations (Metro Line 6 (Swami Samarth Nagar – Kanjurmarg)) (IIT - ~2 – 3 km from the Subject Properties) which is a key differentiating factor, given an increasing focus by corporate occupiers on the ease of commute for their employees. The office park is situated within Hiranandani Gardens, Powai, a modern township comprising residential towers, office complexes, hospitals, schools and high street retail. This 'live-work-play' ecosystem has grown to become a key differentiating factor for the office park, driven by an increasing focus by corporate occupiers on lifestyle solutions for their employees.

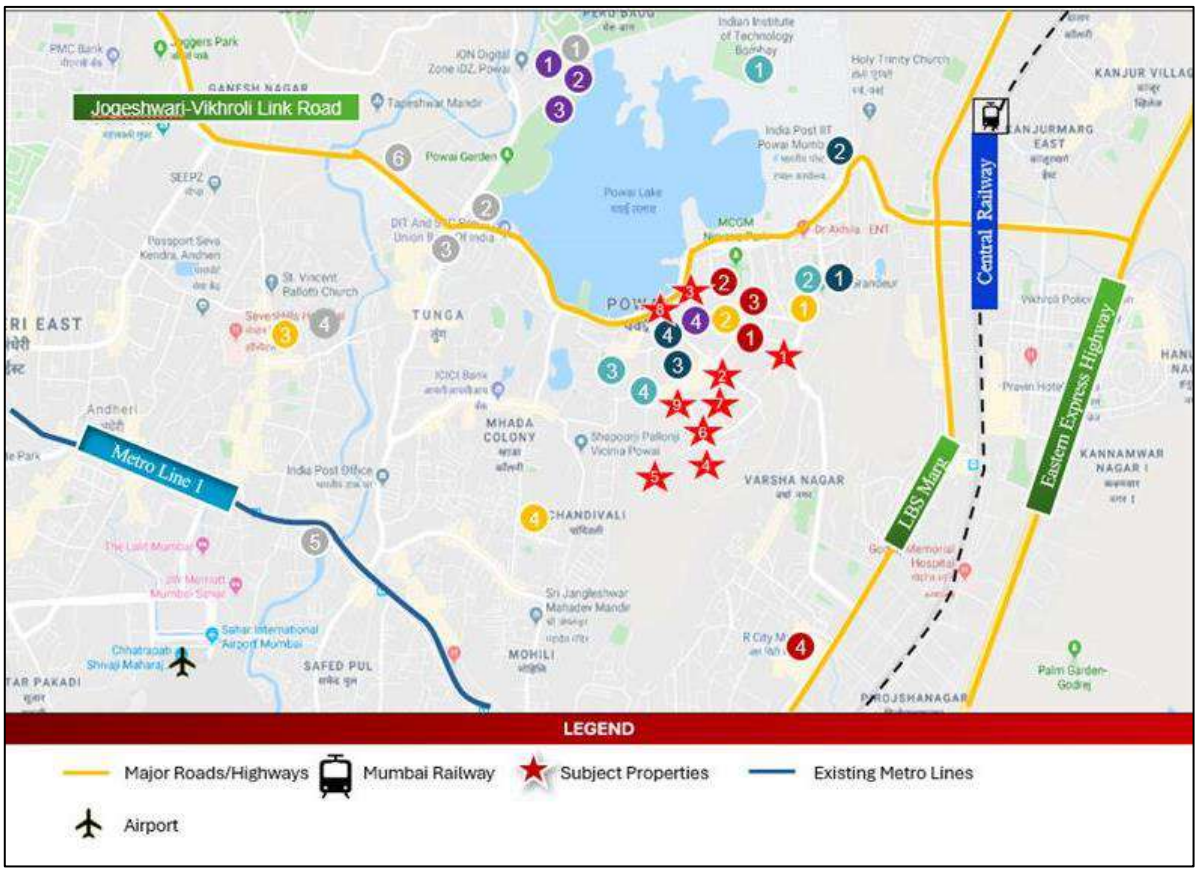
The subject properties are located in Andheri and Powai micro market, which is one of the established commercial precincts in Mumbai with well-planned infrastructure and proximity to residential areas. Demand for office space in this micro-market has significantly increased over the last few years due to larger properties, improving infrastructure, availability of quality residences and excellent connectivity to other parts of Mumbai. The subject properties will further benefit through improved intra-city transportation links resulting from the ongoing metro construction in both east-west and north-south corridors.

3 Competitive REIT Micro Market

3.1 Overview

Subject Property are Grade A assets with a developed office ecosystem with High Street Retail catering to multinational tenants and having bigger floor plates. Keeping in mind parameters such as proximity, tenant profile, grade of asset and certain additional criteria the peer set (properties comparable to the Powai Submarket) of the Powai Submarket is also present in two other micro markets viz. Malad Goregaon and Eastern Suburbs. Hence, the comparable set of office buildings (including IT / IT SEZ and Non-IT buildings) in Andheri & Powai, Malad Goregaon and Eastern suburbs micro markets are together referred as the competitive REIT micro market. The buildings in these micro markets are selected keeping in mind parameters such as size of the parks, floor plates, tenant profile, proximity to catchment area, infrastructure and certain additional criteria.

3.2 Social and Physical Infrastructure



Source: Cushman & Wakefield Research *(Map not to scale)*

Key to Map

Sr. No.	Building Name
1	Alpha
2	One Downtown Central
3	Delphi
4	Fairmont
5	Winchester
6	Prudential
7	Spectra
8	One Boulevard
9	Ventura A

Key Commercial Developments *Social Infrastructure* *Lifestyle Infrastructure* *Proposed/Under Construction Office Developments* *Hospitality Developments* *Higher Education Institutions*

Key Office Developments	Social Infrastructure	Lifestyle Infrastructure	Under Construction Office Developments	Hospitality Developments	Higher Education Institutions
1. Kanakia Wall street (8.1 km)	1. Hiranandani Hospital (6.4 km)	1. Galleria (0.5 km)	1. Cignus 2 (3.7 km)	1. Ramada Plaza (3.9 km)	1. IIT Powai (1.6 km)
2. Supreme Business Park (0.7 km)	2 Hiranandani School (0.5 km)	2. Binge Central (0.8 km)	2. L&T Innovation Campus (2.8 km)	2. The Westin Mumbai Powai Lake (3.8 km)	2. IBS Business School (1.2 km)
3. Prima Bay (3.1 km)	3. Seven hills Hospital (5.5 km)	3. Haiko (0.6 km)	3. L&T TCV (3.0 km)	3. Lakeside Chalet (3.4 km)	3. Chandrabhan Sharma College (1.0 km)
4. The ORB (5.0 km)	4. Nahar International School (2.5 km)	4. R-City Mall (3.3 km)	4. Mint (6.2 km)	4. Meluha- The Fern (0.7 km)	4. S.M. Shetty College (0.5 km)
			5. Skyline Icon 2 (5.4 km)		
			6. Nexus 10 (4.9 km)		

The subject micro market is connected to Jogeshwari-Vikhroli Link Road (JVLR) which further connects the Western & Eastern Express Highway on either side. It is also easily accessible from LBS Road via Vikhroli. Kanjurmarg Railway Station is the nearest railway station from the Subject Property.

Metro Line-6, in between Swami Samarth Nagar to Vikhroli (EEH) has been proposed to provide further inputs in the infrastructure of Greater Mumbai. Proposed Metro line is 15.31 Km in length & running from Swami

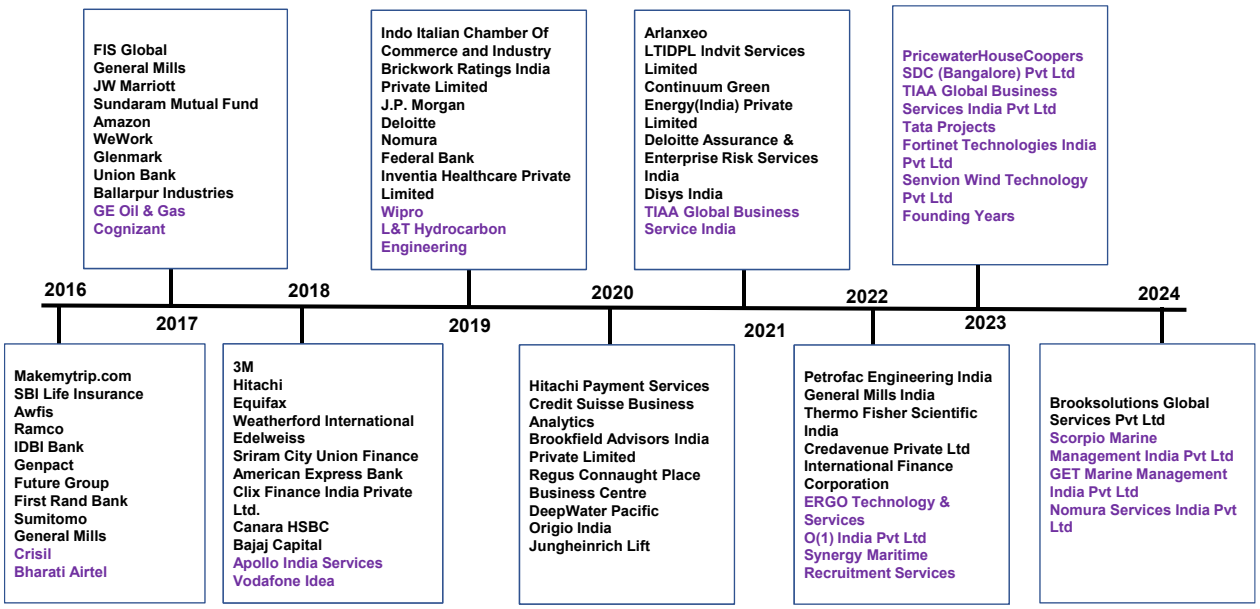
Samarth Nagar to Vikhroli (EEH) passing through Jogeshwari, WEH, Powai. This line is fully elevated and it connects Western Express & Eastern Express Highways. It gives interchange facilities at Aadarsh Nagar of Line-2A, JVLR station of Line-7, Aaray Depot station of Line-3 and Gandhi Nagar of Line-4 at different locations. It has 13 stations and most of the alignment is passing on the median of Jogeshwari-Vikhroli link road. It will cut travel time between Andheri and Eastern Express Highway by 30-45 minutes.

Metro Line 3 is an underground metro project which connects Colaba and Seepz. Of which Phase I (Aarey to BKC) has been operational since October 2024 and Phase II (BKC to Colaba) is operational since October 2025. Additionally, Metro Lines 2A (Dahisar to D.N Nagar) & 7 (Andheri East to Dahisar East) are operational.

The Subject Properties are well connected to major locations in the city via road network. The distance of the Subject Properties from major landmarks in the city is as follows:

- Approximately 10.9 km from Western Express Highway
- Approximately 9.2 km from Eastern Express Highway
- Approximately 3.4 kms from LBS Marg
- Approximately 1.6 kms from IIT Powai
- Approximately 3.2 kms from Kanjurmarg Railway Station
- Approximately 6.2 km from Chhatrapati Shivaji International Airport
- Approximately 9.4 kms from Domestic Airport

Few of the prominent tenants who have presence in the subject micro market are:



Source: Cushman & Wakefield

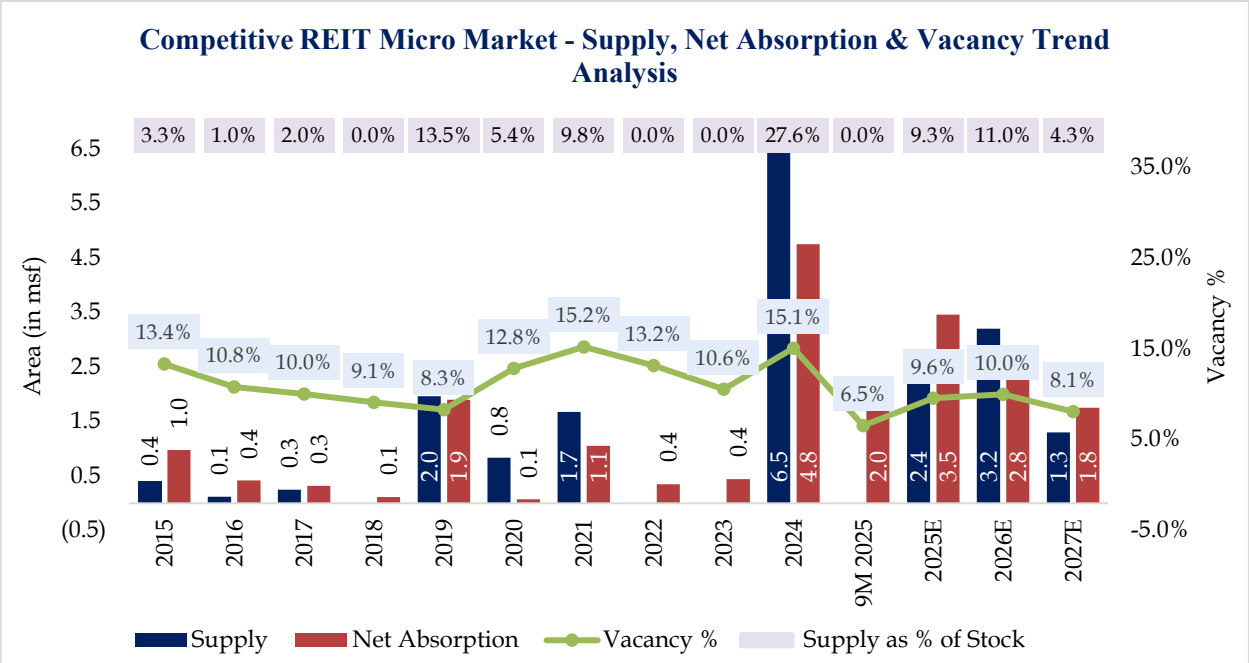
Note: The occupiers highlighted with different color are occupying space in subject properties.

The Subject Properties are located in Andheri & Powai micro market. This micro market in close proximity to talent pool catchment area and also has good accessibility and connectivity with the major hubs and transport modes. Further Kairos assets are Grade A assets with developed office ecosystem and caters to multinational tenants.

The average quoted monthly Grade A rentals for office space in subject micro market ranges from INR 170-200 psf / month for commercial and INR 145-175 psf / month for IT/ITES/IT SEZ.and the typical lease tenure is 5 years with first 3 years as lock – in period.

3.3 Supply, Absorption & Vacancy – Competitive REIT Micro Market

The supply, absorption vacancy trend analysis for Competitive REIT Micro Market are as follows:



Source: Cushman & Wakefield Research

Notes:

1. Only Grade A office spaces have been considered

2. Only Future supply estimates are based on analysis of proposed and under construction buildings, however future absorption estimates are derived basis past trends, current vacancy and estimated supply. Vacancy estimates are based on supply and absorption trends

3. The Net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant occupies the building.

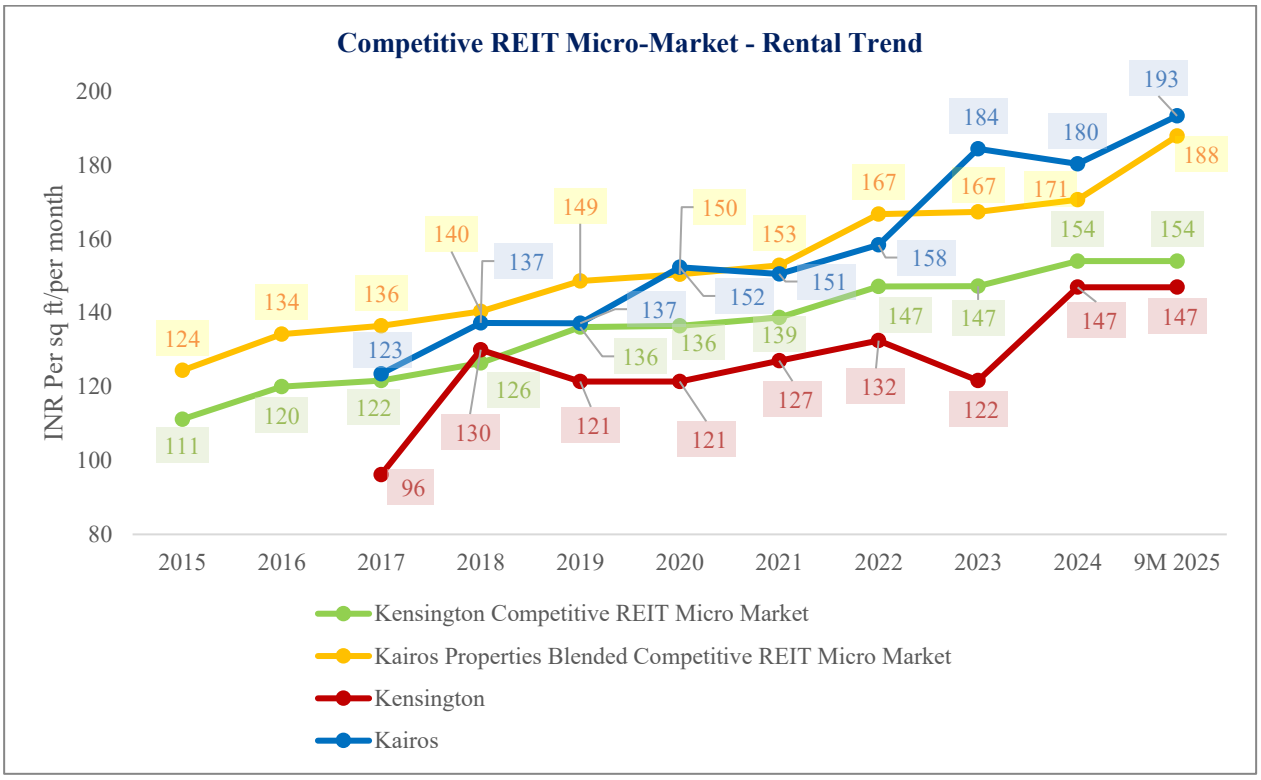
As of 9M 2025, approximately 23.5 million sq. ft. of Grade A stock is present in the Competitive REIT Micro Market of which ~57.0% (13.50 million sq. ft.) is IT/IT SEZ stock. Absorption in Competitive REIT Micro Market led by BFSI and Technology tenants consistently outpaced the total supply leading to declining vacancy levels from 13.4% in 2015 to 8.3% in 2019. However, due to the outbreak of COVID-19, net absorption in the Competitive REIT micro-market (apart from the 1.1 msf of pre-commitment at Nirlon Knowledge Park being translated into absorption) remained broadly muted during 2020-2021, vacancy levels increased to ~15.2% by 2021. Post 2021, the Competitive REIT micro-market has witnessed strong traction leading the vacancy level to drop to 6.5% in 9M 2025 from 15.2% in 2021. The Vacancy level in the Competitive Micro-Market is expected to reach 9.6% owing to 4.7 million sq.ft (Waterstone Business Park, L&T Innovation Campus and Mapletree Vikhroli Business City) expected in 2025E-2026E.

Demand for office space in this micro-market over the years have been driven by presence of larger properties, improving infrastructure, availability of quality residences and excellent connectivity to other parts of Mumbai. The micro-market also attracts demand from large GCCs and professional services organizations, such as KPMG, JP Morgan, Deutsche bank, Morgan Stanley, Deloitte etc. both in technology and financial services sector for their expansion and consolidation. Given low vacancy levels in the competitive REIT micro-market

and continued strong demand for good quality buildings with strong landlord profile, we expect good traction in these markets resulting in marginal decrease in Vacancy to ~8.1 % by 2027 E.

3.4 Rental Trend Analysis

The rental trend analysis for Competitive REIT Micro Market and the Subject Property is as follows.



Source: Cushman & Wakefield Research

Notes:

1. *The rentals are based on the prevailing quotes in the micro-market. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
2. *Rentals for Kensington & Kairos properties have been sourced from Brookprop Management Services Private Limited. These are actual transacted rentals which include fresh leases and renewals from existing tenants, adjusted to asset level efficiency.*
3. *Rentals presented above are weighted average values on completed stock.*

Considering the parameters such as proximity, tenant profile, grade of asset and certain other criteria, for Subject Property, we have compared the Rentals for Subject Property with the Vrihis Properties Blended Competitive REIT micro-market (The rentals are blend of IT / IT SEZ, Non-IT and High Street Retail Rentals), which includes select buildings comparable to Subject Property.

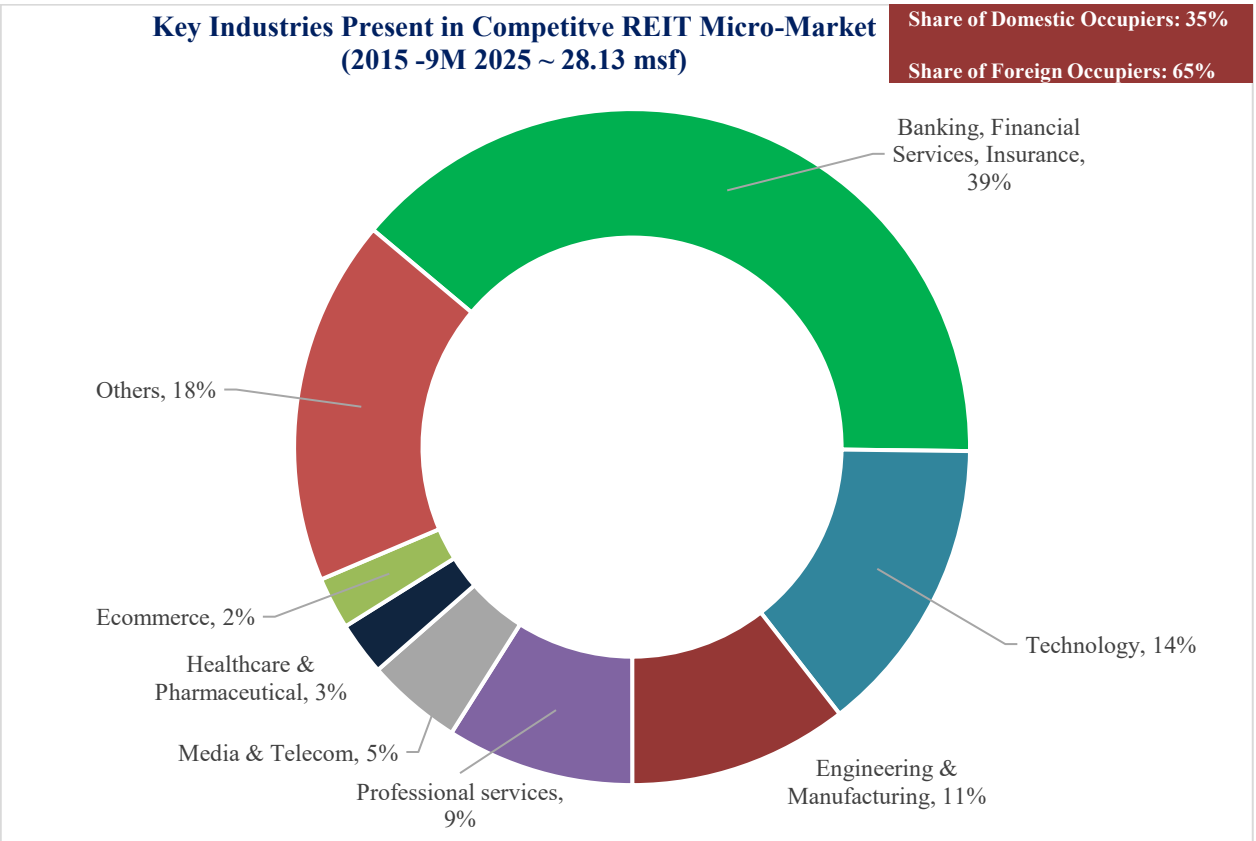
Due to increasing traction in Kairos Properties Blended Competitive micro market, the rentals in Kairos Properties Blended Competitive REIT micro market have witnessed an increasing trend since 2015, growing at a CAGR of 4.5% during 2015-2019. Despite the impacts from COVID-19 related pandemic, the quoted rentals in the micro-market have displayed significant resilience, rentals grew at a CAGR of 4.2% over 2019-9M 2025. The current quoted office market rentals varies in range of INR 170-200 psf / month for commercial, INR 145-180 psf / month for IT/ITES/IT SEZ and INR 220 to 650 for high street retail.



The subject properties are spread across three clusters within the Powai submarket, namely Central Avenue, South Avenue and Orchard Avenue. Characteristically,

- South Avenue comprises of IT/IT SEZ buildings which includes Fairmont and Winchester (which are IT buildings). Current quoted office market rental for the select properties within the competitive REIT micro-market, which are comparable to the subject properties in this cluster, is INR ~160-175 per sq. ft.
- Central Avenue comprises of a mix of IT and Non-IT buildings with some having high-street retail units which includes buildings like Ventura, Prudential, Alpha etc. Current quoted rental for the select properties within the blended competitive REIT micro-market, which are comparable to the subject properties in this cluster, varies in the range of INR 145-180 per sq ft for IT / ITeS, INR 170-200 psf. ft for commercial and INR 350-650 per sq. ft. for high street retail (depending on the location and building the rentals will fall in the ranges mentioned above)
- Orchard Avenue comprises of a mix of commercial buildings with high-street retail units which includes Delphi and One Boulevard. Current quoted rental for the select properties within the blended competitive REIT micro-market, which are comparable to the subject properties in this cluster, varies in the range of INR 170-200 per sq.ft for commercial and INR 220 - 450 per sq. ft. for high street retail.

3.5 Sector Demand Analysis – competitive REIT Micro Market (2015 – 9M 2025)



Source: Cushman & Wakefield Research

Notes:
Others include tenants involved in hospitality, logistics & shipping, FMCG, retail, real estate & related services, etc. The sectoral absorption analysis is based on gross absorption activity of micro market including any relocations, consolidations etc

This competitive REIT micro market consists of quality grade-A buildings which are easily accessible due to presence of strong physical infrastructure. The micro-market has strong social infrastructure and has large concentration of BFSI tenants. This is primarily due to availability of premium grade A developments, enhanced connectivity due to presence of strong existing and upcoming physical infrastructure, proximity to talent pool catchment areas, presence of strong social infrastructure within the micro-market etc. Occupiers from BFSI sector such as Deutsche Bank, IDFC First Bank, TIAA Global, Nomura, JP Morgan etc. contributed to 39% of leasing activity in Competitive REIT micro market. Technology sector which contributed 14% to the leasing activity is the second most dominant sector in this micro market with occupiers such as Tata Consultancy Services (TCS), Accenture, Wipro, Here Solutions etc. Engineering & Manufacturing and Professional services also contributed ~11% and ~9% to the leasing activity respectively. The mix of foreign vs. domestic occupants in Competitive REIT Micro Market is 65:35.

4 Market Outlook

According to the market assessment report of Cushman & Wakefield current average market rentals of comparable properties in the Andheri & Powai and competitive REIT micro-market are in the range of INR 145-180 per sq. ft./m for IT/IteS/IT SEZ properties, INR 170-200 psf / month for commercial and INR 220 to 650 for high street retail which is broadly in line with the recent leases signed in the Subject Property. Further over 2015-2019, during the pre-COVID period, the rentals in Subject Property's competitive REIT micro market grew at a CAGR of ~4.5% and have displayed significant resilience during the COVID period, growing at a CAGR of ~1.4% from 2019 - 2021 and ~5.7% over 2021 - 9M 2025.

While Global economic growth has been witnessing major headwinds across varied sectors, Indian markets have displayed significant resilience to the global impacts. Over the recent years, several companies have made significant additions to their workforce, while not being aggressive on expansion of the office spaces (Some of the major companies include Google, Microsoft, Apple, Meta, TCS, Infosys, Wipro, HCL Tech and others). While several layoffs have been announced by some of these corporates at a global level, impact on their Indian operations is not as severe. Attrition rates for Indian IT majors have started witnessing some improvements.

Several organizations have been contemplating strategies with respect to the hybrid work models – flexible arrangement, allowing employees to combine onsite and offsite work as required. These organizations have started implementing return to office strategies for their employees to work from office for at least 2-3 days in a week.

While there have been delays in decision making, driven by global headwinds, we expect the demand for offices spaces to remain strong, majorly driven by IT-BPM sector and GCCs. We expect strong tailwinds to the demand for office spaces, majorly driven by IT-BPM sector and GCCs.

C SUBJECT PROPERTY REPORT

1 Address, ownership and title details of Subject Property

<table>
<tr><td>Address:</td><td>Portfolio of properties owned by Kairos Properties Private Limited, Powai, Mumbai, Maharashtra 400076.</td></tr>
<tr><td>Ownership & title details:</td><td>
<table>
<tr><th>Building</th><th>Type of Ownership</th></tr>
<tr><td>Alpha</td><td>Leasehold rights</td></tr>
<tr><td>One Downtown Central</td><td>Freehold rights</td></tr>
<tr><td>Delphi</td><td>Leasehold rights</td></tr>
<tr><td>Fairmont</td><td>Freehold rights</td></tr>
<tr><td>Winchester</td><td>Freehold rights</td></tr>
<tr><td>Prudential</td><td>Freehold rights</td></tr>
<tr><td>Spectra</td><td>Freehold rights</td></tr>
<tr><td>One Boulevard</td><td>Leasehold rights</td></tr>
<tr><td>Ventura A</td><td>Freehold rights</td></tr>
</table>
The land and buildings thereupon are owned and controlled by the Brookfield India REIT (The ownership details are set forth in Clause 1.4 and Annexure 2)
</td></tr>
</table>

Source: Client Information

1.1 Encumbrances

Unless disclosed and recorded in the Property Report – Part C, the Subject Property is considered to possesses a good and marketable title and is free from any unusually onerous encumbrances with no option or pre-emption rights in relation to the assets except for those created in favour of the lenders, based on the information given in the Title Report prepared by DSK Legal (hereinafter referred to as 'Legal Counsel'). We have not checked and verified the title of the Subject Property.

1.2 Revenue Pendencies

On the basis of the Title Report prepared by the Legal Counsel and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Kairos Properties Private Limited – Property Tax paid up to FY 25-26

1.3 Material Litigation

Based on discussions with the Client and Title Report shared, there are no material litigation including tax disputes relating to the Subject Property or any compounding charges affecting the valuation of the Subject Property.

1.4 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

2 Location

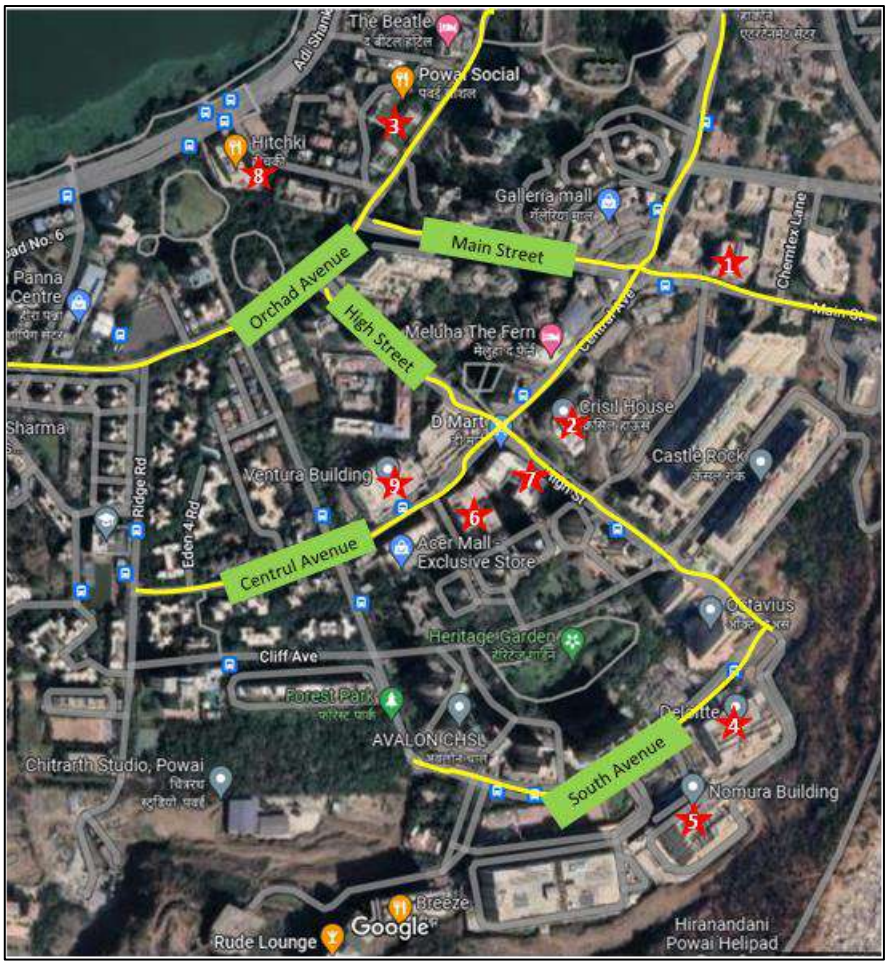
2.1 General

The Subject Property is located at Andheri & Powai micro-market, which 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. The micro-market enjoys good road connectivity via Jogeshwari-Vikhroli Link Road (JVLR), Chandivali Road and Hiranandani Link Road. Kensington is surrounded by residential projects developed by Hiranandani Group. Some of the prominent office developments in the vicinity are Supreme Business Park, Scorpio House, L&T Business Park, Delphi, Godrej IT Park, Solitaire Corporate Park, Kanakia Wall Street, Times Square, Raiaskaran Tech Park etc. It also houses prominent tenants such as Tata Consultancy Services, Wipro, Cognizant, etc.

Subject properties are within close proximity to some of the renowned hotels like Meluha, The Fern and The Beatle and is also well connected to major locations in city via multiple modes of communication:



(Map not to scale)



Key to the map

Sr. No.	Building Name	Total Leasable Area Sq.ft.	KPPL Leasable Area Sq.ft.	Strata Owned Leasable Area Sq.ft.
1	Alpha	1,44,208	1,10,423	33,785
2	One Downtown Central	2,71,955	2,71,955	-
3	Delphi	4,51,957	3,62,517	89,440
4	Fairmont	2,95,687	2,95,687	-
5	Winchester	7,57,718	7,57,718	-
6	Prudential	2,36,567	2,36,567	-
7	Spectra	2,30,766	2,08,111	22,655
8	One Boulevard	1,09,041	1,09,041	-
9	Ventura A	4,98,146	4,98,146	-

Note: Leasable Area for the subject properties include areas designated / occupied for ATM purpose (cumulatively admeasuring 75 Sq Ft) and Towers (cumulatively admeasuring 21 Sq Ft). Of this, the income from the leased areas are included in the "Other Income".

The above table specifies the total leasable area of each subject property and the leasable area owned by Kairos as well as the strata owned leasable area.

1. Alpha: Total leasable area of Alpha building is 144,208 sq.ft. out of which KPPL owns 110,423 sq.ft. leasable area and the rest of the leasable area i.e., 33,785 sq.ft. is strata owned by third parties. The premier National Law University i.e., Maharashtra National Law University Mumbai is neighbouring building to Alpha which is accessible via Main Street
2. One Downtown Central: Total leasable area of One Downtown Central is 271,955 sq.ft., which is wholly owned by KPPL. Meluha The Fern Hotel is right opposite to One Downtown Central, which is accessible via Central Avenue.
3. Delphi: Delphi Building is sub-divided into 3 wings i.e. A, B & C. The total leasable area of building is 451,957 sq.ft. out of which KPPL owns 362,517 sq.ft. leasable area which are further used for leasing activity and the rest of the leasable area i.e., 89,440 is strata owned by third parties. The Beatle Hotel is neighbouring building to Delphi which is accessible via Orchard Avenue.
4. Fairmont: Total leasable area of Fairmont building is 295,687 sq.ft., which is wholly owned by KPPL. The luxurious residential development i.e., Castle Rock is accessible via South Avenue.
5. Winchester: Total leasable area of Winchester building is 757,718 sq.ft., which is wholly owned by KPPL. The residential development i.e., Hiranandani Torino is accessible via South Avenue.
6. Prudential: Total leasable area of Prudential building is 236,567 sq.ft., which is wholly owned by KPPL. The retail supermarket i.e., Haiko Supermarket is accessible via Central Avenue.
7. Spectra: Total leasable area of Spectra building is 230,766 sq.ft. out of which KPPL owns 208,111 sq.ft. leasable area which are further used for leasing activity and the rest of the leasable area i.e., 22,655 is starta owned by third parties. Hiranandani Foundation School is accessible via High Street.
8. One Boulevard: Total leasable area of One Boulevard building is 109,041 sq.ft., which is wholly owned by KPPL. Heera Panna Shopping Centre is accessible via Orchard Avenue.
9. Ventura A: Ventura A is a part of larger established building named Ventura, which is further bifurcated into 2 wings i.e., Wing A & Wing B. The total leasable area of Ventura A has a leasable area of 498,146 sq.ft.. KPPL owns complete leasable area of Ventura A. The retail store i.e. D-mart is accessible via Central Avenue.

2.2 Accessibility

The Subject Property is well connected to major locations in city via multiple modes of communication. The distance of Kairos Properties from major landmarks in Mumbai Metropolitan Region (MMR) is as follows:

- Approximately 3.4 km from LBS Marg
- Approximately 1.6 km from IIT Powai
- Approximately 3.2 km from Kanjurmarg Railway Station
- Approximately 9.2 km from Eastern Express Highway
- Approximately 6.2 km from Chhatrapati Shivaji International Terminal
- Approximately 17.2 km from Western Express Highway
- Approximately 13.1 km from Mumbai Domestic Terminal
- Approximately 10.1 km from Bandra Kurla Complex

2.3 Ground Conditions

Based on visual inspection, there were no evidence of adverse ground conditions at the Subject Property or its immediate vicinity.

2.4 Environmental Considerations

We have not carried out any investigations or tests or been supplied with any information from Client or from any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster the location of the property with respect to risks pertaining to earthquakes, high winds/cyclone and flooding was studied. Mumbai where the Subject Property/(ies) are located falls in Seismic Zone III with low to moderate damage risk. The city faces high risk in terms of high winds or cyclones too. The location of Mumbai, which is on a coastal line, increases the risk of a tsunami. The terrain is generally plain with a gradual slope. Mumbai has not been affected by floods as per Flood Affected Area Atlas of India 2023. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it for any induced disaster.

2.5 Town Planning and Statutory Considerations

We have not made formal search but have generally relied on readily available information to general public. Our Report is on current use/ current state basis of the property and we have not considered any Government proposals for road widening or compulsory purchase/ acquisition, or any other statute in force that might affect the Subject Property.

3 Subject Property – Asset Description

The Subject Properties constitutes of 9 buildings. The listing of buildings is as follows: **Completed buildings with Occupancy Certificate (OC)** – Alpha, One Downtown Central, Delphi, Fairmont, Winchester, Prudential, Spectra, One Boulevard & Ventura A.

- The Downtown Powai acquisition was a related party transaction and the gross acquisition price/purchase price of Downtown Powai was INR 65.0 Billion.

The building wise break up for the Subject Property is mentioned in the table below:

Buildings	Leasable Area (sq. ft.)	Status	Expected Completion Date	Leasing Periods (Quarters)
Alpha	1,10,423	Completed	NA	4
One Downtown Central	2,71,955	Completed	NA	-
Delphi	3,62,517	Completed	NA	-
Fairmont	2,95,687	Completed	NA	-
Winchester	7,57,718	Completed	NA	3
Prudential	2,36,567	Completed	NA	3
Spectra	2,08,111	Completed	NA	-
One Boulevard	1,09,041	Completed	NA	5
Ventura A	4,98,146	Completed	NA	-
Total	**28,50,166**			

Source: Architect's Certificate (dated: 16th October 2025), Rent Roll as of 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information

3.1 Key Asset Information

Completed Buildings with Occupancy Certificates (OC) received

Particulars	Details
Entity:	Kairos Properties Private Limited
Interest owned by REIT (%):	All Subject Properties are wholly owned by Kairos Properties Private Limited, of which 50% stake is acquired by the Brookfield India REIT
Asset Type:	IT/ITeS / Commercial
Sub-Market:	Andheri & Powai
Approved and Existing Usage:	IT/IteS/ Commercial
Land Area (acres):	~19.95 Acres
Freehold/Leasehold:	Freehold Rights:- One Downtown Central, Fairmont, Winchester, Prudential, Spectra, Ventura A Leasehold Rights:- Alpha, Delphi, One Boulevard
Leasable Area: **	28,50,166 sq. ft.
Occupied Area: **	27,03,427 sq. ft.
Committed Occupancy (%) *	94.85%
Current Effective Rent (excluding parking)	INR 180 per sq. ft. per month (Including Office, Retail & Tower)
Number of Tenants	91 (Including Office & Retail)

Source: Architect's Certificate (Dated: 16th October 2025), Rent Roll as of 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information
Note:
The ownership details are set forth in Clause 1.4 and Annexure 2
**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed area*
***Leasable Area and Occupied Area for the subject properties include areas designated / occupied for ATM purpose (cumulatively admeasuring 75 Sq Ft) and Towers (cumulatively admeasuring 21 Sq Ft). Of this, the income from the leased areas are included in the "Other Income".*

3.2 Investigation and nature and source of information

The Subject Properties comprising of nine operational buildings. It was physically inspected on 27th March 2025. The inspection comprised visual inspection of operational buildings comprising all the properties and visits to key utility areas like LT Electric Room, Pump Room, Power Back up and STP. The common areas of all the buildings were visited.

In total, Subject Properties offer 1,676 parking space at the basement & ground levels. Inspection at vacant spaces was also done for the building Alpha, Delphi, Prudential, Spectra, Ventura A & Winchester, One Boulevard to understand the internal structure of the building. For Fairmont building, a separate entrance lobby

is dedicated for the tenant Deloitte because they occupy 77% of the total leasable area offered by the building. Subject Properties offer tenants to occupy the space on a bareshell basis. Thus, all the key utilities areas like HVAC, power back up etc are installed by tenants themselves.

The visual inspection of the buildings did not reveal any cause of concern with no visible signs of any disrepair or ill maintenance. The utility areas also appeared well maintained, visually. No instances of any major logging or water accumulation were observed during the inspections. The property inspections 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 are based completely on visual survey.

In addition, it has been given to understand that a budget of INR 337.61 million has been provisioned to be spent on Tenant Improvement and Asset Upgrade from October 2025 to September 2026.

Additionally, there is a refurbishment capex of Rs. 960 million for One Downtown Central planned to be incurred between October 2025 to March 2026.

In addition to above, 2.0% of rental income (including parking income) has been provisioned for maintenance of premises.

3.3 Tenant Profile

As of 30th September 2025, the Subject Properties' top 10 tenants occupying space in the subject properties, account for ~61% of leasable area and ~59% of the gross rental income (including office, retail and telecom tenants).

Rank	Top 10 Tenant according to Leasable Area	Leasable Area (sq. ft.)
1	J P Morgan Services India Pvt Ltd	4,91,105
2	Nomura Services India Pvt Ltd	2,32,124
3	Deloitte Group	2,27,599
4	General Mills India Pvt Ltd	2,21,769
5	TIAA Global Business Services India Pvt Ltd	1,83,237
6	Petrofac Engineering India Pvt Ltd	90,085
7	Intertrustviteos Corporate and Fund Services Pvt Ltd	81,889
8	Cowrks India Pvt Ltd	73,862
9	M&G Global Services Pvt Ltd	72,399
10	Brooksolutions Global Services Pvt Ltd	56,346
	Total	**17,30,415**

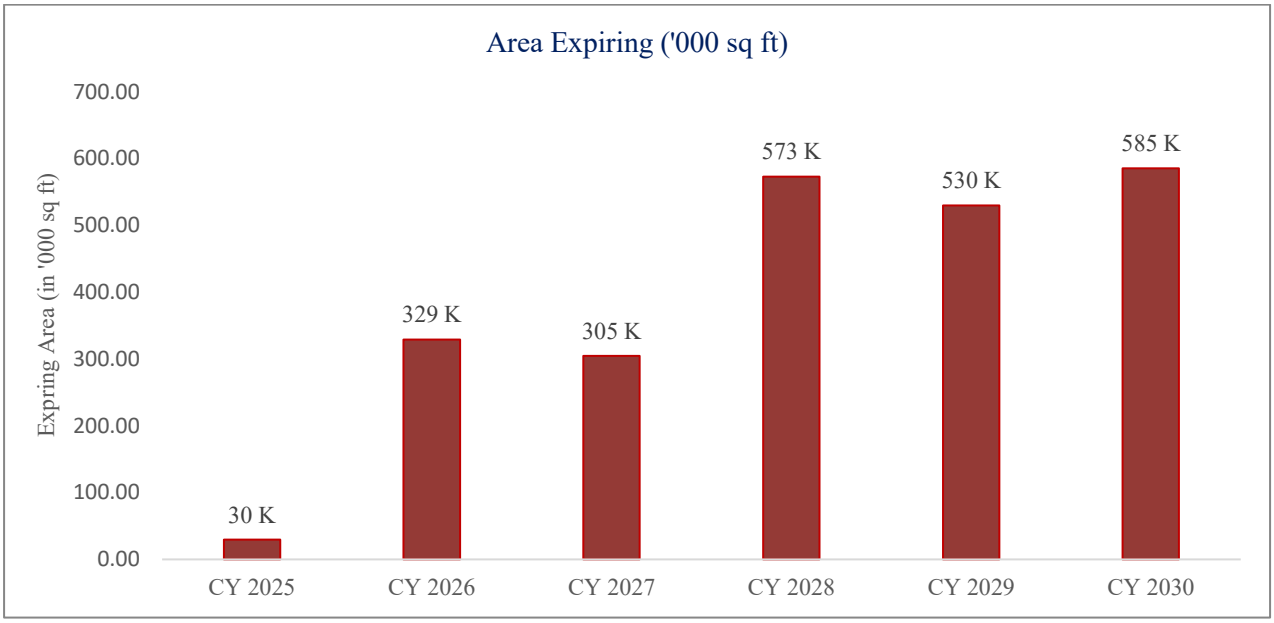
Source: Rent Roll as of 30th September 2025 and Client Information

Rank	Top 10 Tenants according to Gross Rentals	Share of Gross Rentals
1	J P Morgan Services India Pvt Ltd	16%
2	Deloitte Group	8%
3	Nomura Services India Pvt Ltd	8%
4	General Mills India Pvt Ltd	8%
5	TIAA Global Business Services India Pvt Ltd	6%
6	Petrofac Engineering India Pvt Ltd	3%
7	Intertrustviteos Corporate and Fund Services Pvt Ltd	3%
8	Cowrks India Pvt Ltd	3%
9	M&G Global Services Pvt Ltd	3%
10	Brooksolutions Global Services Pvt Ltd	2%
	Total	59%

Source: Rent Roll as of 30th September 2025 and Client Information

3.4 Lease Expiry

The Weighted Average Lease Expiry (WALE) of the property is 4.03 years, with ~87% of occupied area expiring by CY 2030 as shown in the chart below (including office and retail tenants).



Source: Rent Roll as of 30th September 2025 and Client Information

Notes:

1. *The chart is prepared on the basis of Calendar Year.*

4 Valuation Approach & Methodology

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 property under review.

As the first step to the valuation of the asset, the rent roll and lease deeds were reviewed to identify tenancy characteristics for the asset.

Title certificates, architect certificates and other related documents as mentioned in earlier sections of the report were reviewed for validation of area details, ownership interests of the Subject Property.

Physical site inspections were undertaken to assess the current status of the Subject Property.

4.2 Micro-market Review:

For the purpose of the valuation exercise, reliance has been placed on the market report prepared by the Cushman & Wakefield (CWI), who 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 Cushman & Wakefield and readily available information in 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 completed 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 releasing).

4.3 Cash Flow Projections:

1. Subject property is a completed building. The cash flows has been projected as mentioned below to arrive at the value estimate.
2. Net operating income (NOI) has primarily been used to arrive at the value of the Subject Property. The following steps were undertaken to arrive at the value. The projected future cash flows from the 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 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:

   Step 1: Projecting the rental income as per the existing lease terms for a cashflow period of 10 years.

   Step 2: Generating a market led rental income stream for identified tenancies for the time period similar to the cash flows drawn in the aforementioned step.

   Step 3: 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).
3. Recurring operational expenses, and vacancy provision 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.
4. The net income on quarterly basis have been projected over the next 10 years and the one year forward NOI (for 11th year) as of end of year 10 has been capitalized to assess the terminal value of the development. The quarterly net cash flows over the next 10 years along with the terminal value estimated at the end of year 10 have been discounted at a suitable discount rate to arrive at the net present value of the cash flows accruing to the Subject Property through this approach.

4.4 Information Sources:

Property related information relied upon for the valuation exercise have been provided to the Valuer by the Client and the market data has been provided by Cushman and Wakefield, unless otherwise mentioned. 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 only to ensure its correctness.

5 Assumptions considered in Valuation (DCF Method)

The following assumptions have been made to arrive at the market value of the Subject Property as on 30th September 2025:

Cashflow Period	Unit	Details
Valuation Date	Date	30-September-25
Cashflow Period	Years	10
Cashflow Exit Period	End Date	30-September-35

Property Details

Alpha

Property Details	Unit	Details
Total Property Leasable Area	Sq. ft.	110,423
Area Leased	Sq. ft.	77,710
Leased	%	70.4%
Vacant Area	Sq. ft.	32,713
Vacancy	%	29.6%
Stabilized Vacancy	%	2.5%
Further leasing	Sq. ft.	29,953
Existing Lease Rollovers	%	100%
Rent Free Period - Existing Leases	Months	2.0
Rent Free Period - New Leases	Months	4.0
Paid Car Parks	#	8.0
Estimated Leasing Period	# of quarters	4.0

Note:

Total Property Leasable Area, Area Leased and Vacant Area include areas designated / occupied Towers (cumulatively admeasuring 2 Sq Ft). Of this, the income from the leased areas of telecom tower is included in the "Other Income".

One Downtown Central

Property Details	Unit	Details
Total Property Leasable Area	Sq. ft.	2,71,955
Area Leased	Sq. ft.	2,71,955
Leased	%	100%
Vacant Area	Sq. ft.	-
Vacancy	%	0.0%
Stabilized Vacancy	%	2.5%
Further leasing	Sq. ft.	-
Existing Lease Rollovers	%	97.5%
Rent Free Period - Existing Leases	Months	2.0
Rent Free Period - New Leases	Months	4.0
Estimated Leasing Period	# of quarters	-

Delphi

Property Details	Unit	Details
Total Property Leasable Area	Sq. ft.	362,517
Area Leased	Sq. ft.	362,517
Leased	%	100%
Vacant Area	Sq. ft.	-
Vacancy	%	0.0%
Stabilized Vacancy	%	2.5%
Further leasing	Sq. ft.	-
Existing Lease Rollovers	%	97.5%
Rent Free Period - Existing Leases	Months	2.0
Rent Free Period - New Leases	Months	4.0
Paid Car Parks	#	17.0
Estimated Leasing Period	# of quarters	-

Note:

Total Property Leasable Area, Area Leased and Vacant Area include areas designated / occupied Towers (cumulatively admeasuring 3 Sq Ft). Of this, the income from the leased areas of telecom tower is included in the "Other Income".

Fairmont

Property Details	Unit	Details
Total Property Leasable Area	Sq. ft.	295,687
Area Leased	Sq. ft.	295,662
Leased	%	100%
Vacant Area	Sq. ft.	25
Vacancy	%	0.0%
Stabilized Vacancy	%	2.5%
Further leasing	Sq. ft.	-
Existing Lease Rollovers	%	97.5%
Rent Free Period - Existing Leases	Months	2.0
Rent Free Period - New Leases	Months	4.0
Paid Car Parks	#	214
Estimated Leasing Period	# of quarters	-

Note:

Total Property Leasable Area, Area Leased and Vacant Area include areas designated / occupied for ATM purpose (admeasuring 25 Sq Ft and Towers (cumulatively) admeasuring 4 sq ft). Of this, the income from the leased areas of telecom towers is included in the "Other Income"

Winchester

Property Details	Unit	Details
Total Property Leasable Area	Sq. ft.	7,57,718
Area Leased	Sq. ft.	6,99,789
Leased	%	92.4%
Vacant Area	Sq. ft.	57,929
Vacancy	%	7.6%
Stabilized Vacancy	%	2.5%
Further leasing	Sq. ft.	38,938
Existing Lease Rollovers	%	100%
Rent Free Period - Existing Leases	Months	2.0
Rent Free Period - New Leases	Months	4.0
Paid Car Parks	#	4.0
Estimated Leasing Period	# of quarters	3.0

Note:

Total Property Leasable Area, Area Leased and Vacant Area include areas designated / occupied for ATM purpose (cumulatively admeasuring 50 Sq Ft) and Towers (cumulatively admeasuring 4 Sq Ft). Of this, the income from the leased areas of telecom tower is included in the "Other Income".

Prudential

Property Details	Unit	Details
Total Property Leasable Area	Sq. ft.	236,567
Area Leased	Sq. ft.	214,525
Leased	%	90.7%
Vacant Area	Sq. ft.	22,042
Vacancy	%	9.3%
Stabilized Vacancy	%	2.5%
Further leasing	Sq. ft.	16,128
Existing Lease Rollovers	%	100.0%
Rent Free Period - Existing Leases	Months	2.0
Rent Free Period - New Leases	Months	4.0
Paid Car Parks	#	2.0
Estimated Leasing Period	# of quarters	3.0

Note:

Total Property Leasable Area, Area Leased and Vacant Area include areas designated / occupied Towers (admeasuring 1 Sq Ft). Of this, the income from the leased areas of telecom tower is included in the "Other Income".

Spectra

Property Details	Unit	Details
Total Property Leasable Area	Sq. ft.	2,08,111
Area Leased	Sq. ft.	2,08,111
Leased	%	100%
Vacant Area	Sq. ft.	-
Vacancy	%	0.0%
Stabilized Vacancy	%	2.5%
Further leasing	Sq. ft.	-
Existing Lease Rollovers	%	97.5%
Rent Free Period - Existing Leases	Months	2.0
Rent Free Period - New Leases	Months	4.0
Estimated Leasing Period	# of quarters	-

Note:

Total Property Leasable Area, Area Leased and Vacant Area include areas designated / occupied Towers (cumulatively admeasuring 4 Sq Ft). Of this, the income from the leased areas of telecom tower is included in the "Other Income".

One Boulevard

Property Details	Unit	Details
Total Property Leasable Area	Sq. ft.	109,041
Area Leased	Sq. ft.	75,011
Leased	%	68.8%
Vacant Area	Sq. ft.	34,030
Vacancy	%	31.2%
Stabilized Vacancy	%	2.5%
Further leasing	Sq. ft.	31,304
Existing Lease Rollovers	%	100%
Rent Free Period - Existing Leases	Months	2.0
Rent Free Period - New Leases	Months	4.0
Estimated Leasing Period	# of quarters	5.0

Note:

Total Property Leasable Area, Area Leased and Vacant Area include areas designated / occupied Towers (cumulatively admeasuring 2 Sq Ft). Of this, the income from the leased areas of telecom tower is included in the "Other Income".

Ventura A

Property Details	Unit	Details
Total Property Leasable Area	Sq. ft.	498,146
Area Leased	Sq. ft.	498,146
Leased	%	100%
Vacant Area	Sq. ft.	-
Vacancy	%	0.0%
Stabilized Vacancy	%	2.5%
Further leasing	Sq. ft.	-
Existing Lease Rollovers	%	97.5%
Rent Free Period - Existing Leases	Months	2.0
Rent Free Period - New Leases	Months	4.0
Paid Car Parks	#	35
Estimated Leasing Period	# of quarters	-

Note:

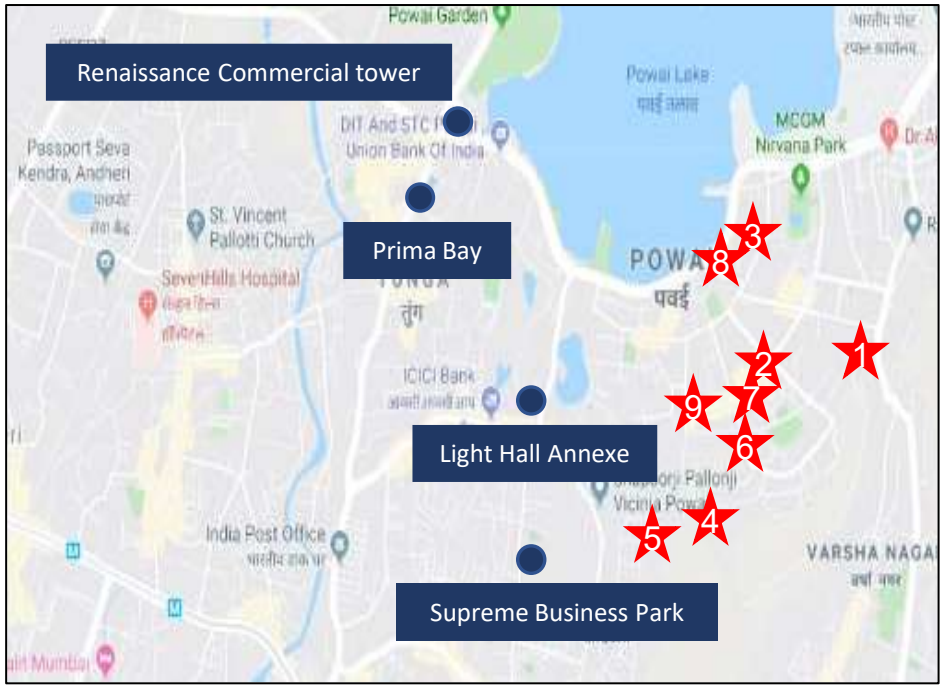
Total Property Leasable Area, Area Leased and Vacant Area include areas designated / occupied Towers (cumulatively admeasuring 1 Sq Ft). Of this, the income from the leased areas of telecom tower is included in the "Other Income".

Further Leasing and Estimated Leasing Period relate to the existing Vacant Area.

- **Rent-free period:** In accordance with market benchmarks for Grade A property, rent-free period of two months has been considered for existing lease rollovers and four months for new leases.
- **Future absorption:**
  - Over 2015 – 9M 2025, the Andheri & Powai micro market has witnessed an average annual net absorption of approximately 0.76 million sq. ft.
  - Going forward, the micro market is expected to have an average annual absorption of approximately 1.36 million sq. ft. per annum for Q4 2025 – 2027

    .

Subject Properties and Relevant Existing/Upcoming Supply in the Andheri & Powai Micro Market –



- Considering the above, it would be reasonable to believe that the Subject Properties shall be able to lease up ~0.12 million sq. ft. within 5 quarters from October 2025.

- Further leasing area of ~0.12 million sq. ft. has been assumed after incorporating a 2.5% stabilised vacancy which is a standard for Grade A office properties in the market.

Revenue Assumptions

Revenue Assumptions	Unit	Details
Achievable Market Rent– Office (Commercial)	Per sq. ft. per month	INR 191.00
Achievable Market Rent – Office (IT – Central Avenue)	Per sq. ft. per month	INR 171.00
Achievable Market Rent – Office (IT – South Avenue)	Per sq. ft. per month	INR 160.00
Achievable Market Rent– Retail (Delphi)	Per sq. ft. per month	INR 323.00
Achievable Market Rent– Retail (Delphi 1st Floor)	Per sq. ft. per month	INR 220.00
Achievable Market Rent– Retail (Prudential)	Per sq. ft. per month	INR 517.00
Achievable Market Rent– Retail (One Boulevard)	Per sq. ft. per month	INR 450.00
Achievable Market Rent– Retail (Ventura)	Per sq. ft. per month	INR 517.00
Achievable Market Rent– Retail (Ventura 1st Floor)	Per sq. ft. per month	INR 280.00
Market Rent growth rate from FY 2027 onwards	% p.a.	5.0%
Normal Market Lease Tenure	# of years	5
Normal Market Escalation at end	# of years	1
Market Escalation at the end of Escalation period	%	5.00%

- **Achievable market rent – Office (Commercial & IT):**
    - During 2021 to 9M 2025, approximately 2.07 million sq. ft. was leased in the rental range of INR 165 -195 per sq. ft. per month for IT buildings in South Avenue, INR 160 - 180 per sq. ft. per month for IT buildings in Central Avenue and INR 170 – 200 per sq. ft. per month for Commercial buildings.
    - Rental assumption as of 31st March 2025 valuation for commercial office was INR 187 per sq. ft. which has been revised to INR 191 per sq. ft. for the 30th September 2025 valuation based on the transactions that have taken place in the micro market and the in-place rental currently being achieved by Subject property.

Notable Lease Transactions 2021 – 9M 2025

Tenants Sector	Building Name	Office	Year	Area (sq. ft)	Rent (INR per sq. ft)
Coworking	One Downtown Central	IT-CA	2025	2,71,955	143
Engineering and Manufacturing	Delphi B	Commercial	2025	47,910	197
Professional Services	Fairmont	IT- SA	2025	30,950	170
Professional Services	One Boulevard	Commercial	2025	37,602	200
Coworking	Spectra	IT – CA	2025	38,618	163
Engineering and Manufacturing	Spectra	IT – CA	2024	77,234	175
Professional Services	Winchester	IT – SA	2024	62,164	167
Ecommerce	Delphi B	Commercial	2024	10,500	192
Professional Services	Winchester	IT – SA	2024	12,803	158
Engineering and Manufacturing	Prudential	IT – CA	2024	17,726	162
Professional Services	Delphi	Commercial	2024	8,212	182
Professional Services	Winchester	IT – SA	2024	1,954	193
Professional Services	Spectra	IT – CA	2024	21,845	223
Professional Services	Ventura A	IT – CA	2024	56,346	170
Banking, Financial Services and Insurance	Fairmont	IT – SA	2023	2,33,058	168
Banking, Financial Services and Insurance	Crisil House	IT – CA	2024	2,11,610	188
Technology	Ventura A	IT – CA	2024	56,346	170
Engineering and Manufacturing	Winchester	IT – SA	2024	50,892	135
Engineering and Manufacturing	Winchester	IT – SA	2024	34,854	135
Professional Services	Prudential	IT – SA	2024	17,726	170
Banking, Financial Services and Insurance	Winchester	IT – SA	2024	16,964	135
Banking, Financial Services and Insurance	Winchester	IT – SA	2024	11,019	193
Ecommerce	Delphi	Commercial	2024	10,500	192
Professional Services	One Boulevard	Commercial	2024	8,764	185
Professional Services	Delphi A	Commercial	2024	8,212	182
Engineering and Manufacturing	Alpha	Commercial	2024	7,950	185
Professional Services	Winchester	IT – SA	2024	1,954	193
Banking, Financial Services and Insurance	Winchester	IT – SA	2023	33,261	136
Engineering and Manufacturing	Ventura A	IT – CA	2023	23,448	158
Engineering and Manufacturing	Delphi	Commercial	2023	8,407	170
Professional Services	Delphi A	Commercial	2023	6,700	178
Engineering and Manufacturing	Delphi C	Commercial	2023	4,597	175
Engineering and Manufacturing	Delphi A	Commercial	2023	3,629	178
Engineering and Manufacturing	Delphi A	Commercial	2023	3,615	179
Engineering and Manufacturing	Spectra	IT – CA	2022	69,410	144
Engineering and Manufacturing	Ventura A	IT – CA	2022	66,637	150
Technology	Fairmont	IT – SA	2022	56,830	134
Professional Services	Prudential	IT – CA	2022	55,254	147
Healthcare & Pharmaceutical	Delphi	Commercial	2022	38,141	154
Engineering and Manufacturing	Delphi	Commercial	2022	32,829	150
Engineering and Manufacturing	Delphi	Commercial	2022	17,080	164
Professional Services	Delphi	Commercial	2022	12,825	166
Engineering and Manufacturing	Delphi	Commercial	2022	3,275	177
Professional Services	Prudential	IT – CA	2021	54,673	140
Banking, Financial Services and Insurance	Delphi	Commercial	2021	15,248	151
Technology	Winchester	IT – SA	2021	12,433	135

Source: Rent roll as of 30th September 2025 and Client Information

IT - CA: IT buildings in Central Avenue; IT – SA: IT buildings in South Avenue

Considering the location, accessibility, quality, size of the building, and keeping in view the strong demand in the competitive REIT micro-market coupled with limited available supply and only supply which was last delivered in 2024 has been mostly pre-committed in the competitive REIT micro-market, it can reasonably be assumed that the Subject Property shall be able to command a monthly rental of INR 160, INR 171 & INR 191 per sq. ft. per month for IT buildings in South Avenue, IT buildings in Central Avenue & Commercial offices respectively.

- **Market rent growth rate:** Considering the balanced absorption and future supply profile in the competitive REIT micro-market, we expect annual growth in achievable market rentals in FY2027 and onwards to be 5% in the medium to long term.
- **Other income:** We have been provided with other income for Telecom Towers income. We have considered an annual growth of 5.0% on other income.
- **O&M Margin:** O&M revenues and expenses were shared by the client.
    - Alpha: For FY 2026, the O&M income is considered to be INR 18.58 per sq.ft. per month, which is escalated for subsequent years. The O&M margin is INR 4.63 per sq. ft. per month for FY 2026 except for the ones which are on fixed CAM model.
    - One Downtown Central: For FY 2026, no O&M income is considered as the asset is currently under refurbishment. For FY 2027, the O&M income is considered to be INR 26.00 per sq.ft. per month, derived on the basis of 20.0% margin of the O&M Cost, which is escalated for subsequent years. The O&M margin is INR 6.72 per sq. ft. per month.
    - Delphi: For FY 2026, the O&M income is considered to be INR 16.62 per sq.ft. per month, which is escalated for subsequent years. The O&M margin is INR 4.42 per sq. ft. per month for FY 2026 except for the ones which are on fixed CAM model.
    - Fairmont: For FY 2026, the O&M income is considered to be INR 17.71 per sq.ft. per month, which is escalated for subsequent years. The O&M margin is INR 4.49 per sq. ft. per month for FY 2026 except for the ones which are on fixed CAM model.
    - Winchester: For FY 2026, the O&M income is considered to be INR 18.37 per sq.ft. per month, which is escalated for subsequent years. The O&M margin is INR 4.65 per sq. ft. per month for FY 2026 except for the ones which are on fixed CAM model.
    - Prudential: For FY 2026, the O&M income is considered to be INR 18.89 per sq.ft. per month, which is escalated for subsequent years. The O&M margin is INR 4.99 per sq. ft. per month for FY 2026 except for the ones which are on fixed CAM model.
    - Spectra: For FY 2026, the O&M income is considered to be INR 17.30 per sq.ft. per month, which is escalated for subsequent years. The O&M margin is INR 4.81 per sq. ft. per month for FY 2026 except for the ones which are on fixed CAM model.
    - One Boulevard: For FY 2026, the O&M income is considered to be INR 21.94 per sq.ft. per month, which is escalated for subsequent years. The O&M margin is INR 5.19 per sq. ft. per month for FY 2026 except for the ones which are on fixed CAM model.

- Ventura A: For FY 2026, the O&M income is considered to be INR 18.44 per sq.ft. per month, which is escalated for subsequent years. The O&M margin is INR 5.12 per sq. ft. per month for FY 2026 except for the ones which are on fixed CAM model.

- Projected NOI Growth:

  Considering the above-discussed assumptions on rental growth, market trends, supply-demand conditions, and macroeconomic factors, the projected Net Operating Income (NOI) growth for the assets has been arrived at as detailed below:

Particular	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Net operating Income (INR Mn)	5,600.99	6,031.85	6,539.10	7,190.19	7,219.34	7,587.23	8,110.98	8,515.92	8,818.41	9,328.57
Growth		8%	8%	10%	0%	5%	7%	5%	4%	6%

Change in Assumption from previous valuation:

Revenue Assumptions	Previous	Current
Achievable Market Rent– Office (Commercial)	INR 187.00	INR 191.00
Achievable Market Rent – Office (IT – Central Avenue)	INR 171.00	INR 171.00
Achievable Market Rent – Office (IT – South Avenue)	INR 160.00	INR 160.00
Achievable Market Rent– Retail (Delphi)	INR 323.00	INR 323.00
Achievable Market Rent– Retail (Delphi 1st Floor)	INR 220.00	INR 220.00
Achievable Market Rent– Retail (Prudential)	INR 517.00	INR 517.00
Achievable Market Rent– Retail (One Boulevard)	INR 450.00	INR 450.00
Achievable Market Rent– Retail (Ventura)	INR 517.00	INR 517.00
Achievable Market Rent– Retail (Ventura 1st Floor)	INR 280.00	INR 280.00

Operating Cost Assumptions

Alpha

Cost Assumptions	Unit	Details
Brokerage Cost (Renewal / release)	Months Rent	1 Month Rent
Brokerage Cost (New lease)	Months Rent	2 Month Rent
CAM/O&M Margin	Per sq. ft. / month	INR 4.6
Direct Expense in CAM	Per sq. ft. / month	INR 1.5
CIOP Expense as of % (Lease Rent + Car Park + Fit out Rent)	% p.a.	~1.5%
Property Tax / Lease Permission etc.	Annual	12.7
CAM Cost escalation	% p.a.	5.0%
Property Tax Escalation	% p.a.	5.0%
Direct Expense Recovery in CAM	% p.a.	8.0%
Transaction Cost on Sale	% of Terminal Value	1.0%

One Downtown Central

Cost Assumptions	Unit	Details
Brokerage Cost (Renewal / release)	Months Rent	1 Month Rent
Brokerage Cost (New lease)	Months Rent	2 Month Rent
CAM/ O&M Margin FY 27	Per sq. ft. / month	INR 6.7
Direct Expense in CAM FY 27	Per sq. ft. / month	INR 2.4
CIOP Expense as of % (Lease Rent + Car Park + Fit out Rent)	% p.a.	~1.5%
Property Tax / Lease Permission etc.	Annual	10.9
Cost escalation	% p.a.	5.0%
Property Tax Escalation	% p.a.	5.0%
Direct Expense Recovery in CAM	% p.a.	8.0%
Transaction Cost on Sale	% of Terminal Value	1.0%

Delphi

Cost Assumptions	Unit	Details
Brokerage Cost (Renewal / release)	Months Rent	1 Month Rent
Brokerage Cost (New lease)	Months Rent	2 Month Rent
CAM/ O&M Margin	Per sq. ft. / month	INR 4.4
Direct Expense in CAM	Per sq. ft. / month	INR 1.6
CIOP Expense as of % (Lease Rent + Car Park + Fit out Rent)	% p.a.	~1.5%
Property Tax / Lease Permission etc.	Annual	36.8
Cost escalation	% p.a.	5.0%
Property Tax Escalations	% p.a.	5.0%
Direct Expense Recovery in CAM	% p.a.	8.0%
Transaction Cost on Sale	% of Terminal Value	1.0%

Fairmont

Cost Assumptions	Unit	Details
Brokerage Cost (Renewal / release)	Months Rent	1 Month Rent
Brokerage Cost (New lease)	Months Rent	2 Month Rent
CAM/ O&M Margin	Per sq. ft. / month	INR 4.5
Direct Expense in CAM	Per sq. ft. / month	INR 1.6
CIOP Expense as of % (Lease Rent + Car Park + Fit out Rent)	% p.a.	~1.5%
Property Tax / Lease Permission etc	Annual	16.9
Cost escalation	% p.a.	5.0%
Property Tax Escalations	% p.a.	5.0%
Direct Expense Recovery in CAM	% p.a.	8.0%
Transaction Cost on Sale	% of Terminal Value	1.0%

Winchester

Cost Assumptions	Unit	Details
Brokerage Cost (Renewal / release)	Months Rent	1 Month Rent
Brokerage Cost (New lease)	Months Rent	2 Month Rent
CAM/ O&M Margin	Per sq. ft. / month	INR 4.6
Direct Expense in CAM	Per sq. ft. / month	INR 1.6
CIOP Expense as of % (Lease Rent + Car Park + Fit out Rent)	% p.a.	~1.5%
Property Tax / Lease Permission etc.	Annual	44.4
Cost escalation	% p.a.	5.0%
Property Tax Escalations	% p.a.	5.0%
Direct Expense Recovery in CAM	% p.a.	8.0%
Transaction Cost on Sale	% of Terminal Value	1.0%

Prudential

Cost Assumptions	Unit	Details
Brokerage Cost (Renewal / release)	Months Rent	1 Month Rent
Brokerage Cost (New lease)	Months Rent	2 Month Rent
CAM/ O&M Margin	Per sq. ft. / month	INR 5.0
Direct Expense in CAM	Per sq. ft. / month	INR 1.8
CIOP Expense as of % (Lease Rent + Car Park + Fit out Rent)	% p.a.	~1.5%
Property Tax / Lease Permission etc.	Annual	13.7
Cost escalation	% p.a.	5.0%
Property Tax escalation	% p.a.	5.0%
Direct Expense Recovery in CAM	% p.a.	8.0%
Transaction Cost on Sale	% of Terminal Value	1.0%

Spectra

Cost Assumptions	Unit	Details
Brokerage Cost (Renewal / release)	Months Rent	1 Month Rent
Brokerage Cost (New lease)	Months Rent	2 Month Rent
CAM/ O&M Margin	Per sq. ft. / month	INR 4.8
Direct Expense in CAM	Per sq. ft. / month	INR 1.9
CIOP Expense as of % (Lease Rent + Car Park + Fit out Rent)	% p.a.	~1.5%
Property Tax / Lease Permission etc.	Annual	11.1
Cost escalation	% p.a.	5.0%
Property Tax Escalation	% p.a.	5.0%
Direct Expense Recovery in CAM	% p.a.	8.0%
Transaction Cost on Sale	% of Terminal Value	1.0%

One Boulevard

Cost Assumptions	Unit	Details
Brokerage Cost (Renewal / release)	Months Rent	1 Month Rent
Brokerage Cost (New lease)	Months Rent	2 Month Rent
CAM/ O&M Margin	Per sq. ft. / month	INR 5.2
Direct Expense in CAM	Per sq. ft. / month	INR 1.5
CIOP Expense as of % (Lease Rent + Car Park + Fit out Rent)	% p.a.	~1.5%
Property Tax / Lease Permission etc.	Annual	5.8
Cost escalation	% p.a.	5.0%
Property Tax Escalations	% p.a.	5.0%
Direct Expense Recovery in CAM	% p.a.	8.0%
Transaction Cost on Sale	% of Terminal Value	1.0%

Ventura A

Cost Assumptions	Unit	Details
Brokerage Cost (Renewal / release)	Months Rent	1 Month Rent
Brokerage Cost (New lease)	Months Rent	2 Month Rent
CAM/ O&M Margin	Per sq. ft. / month	INR 5.1
Direct Expense in CAM	Per sq. ft. / month	INR 2.0
CIOP Expense as of % (Lease Rent + Car Park + Fit out Rent)	% p.a.	~1.5%
Property Tax / Lease Permission etc.	Annual	26.4
Cost escalation	% p.a.	5.0%
Property Taxes Escalations	% p.a.	5.0%
Direct Expense Recovery in CAM	% p.a.	8.0%
Transaction Cost on Sale	% of Terminal Value	1.0%

- **Brokerage:** In accordance with the market benchmarks for Grade A property, we have assumed brokerage expense amounting to two months for new leases and one month for existing lease rollovers.
- **CIOP**: As provided by the client, we have considered CIOP expense as ~1.5% of revenue (Lease Rent + Car Park + Fit Out Rent).
- **Property tax, Insurance Cost:** Property Tax has been considered at the same level as FY 24-25 and projected to increase at 5.0% per annum. Insurance cost forms a part of CAM/O&M cost.
- **Transaction cost** has been assumed at 1% of the terminal value and is expected to be incurred towards brokerage, transaction fees, etc.

- The cost escalation/inflation assumption of 5.0% per annum has been determined based on similar portfolios and which further corroborates with general consumer inflation trends observed in the Indian economy. This rate reflects average taken for historical inflation data for past 10 years from 2013 to 2024. Below is a table presenting the consumer inflation rate across various years.

Year	Inflation (%)
2015	4.91%
2016	4.95%
2017	3.33%
2018	3.94%
2020	6.62%
2021	5.13%
2022	6.70%
2023	5.65%
2024	4.95%

Source: World Bank

Discount Rate & Capitalisation rate assumptions

- **Capitalization Rate:**

  Capitalisation rate ("Cap rate") is a real estate industry metric referring to the ratio of the Net Operating Income (NOI) arising rental income to their gross asset value indicating the expected income yield of the investor from concerned property. It reflects the expectation of the investor on stability of rental income driven by the asset quality, tenant profile, market demand-supply dynamics and macro-economic expectations on prevailing risk free/low risk interest rates. In order to arrive at the capitalization rate for the property, relevant parameters of some key investments in comparable properties of similar quality, use, tenant profile made by institutional real estate investors were perused.

  The capitalization rate adopted for valuing various assets has been based on factors such as:

  - Relevant parameters of some key investments in comparable properties of similar quality, use, tenant profile made by institutional real estate investors were perused. Further, considering that these investments have been made through institutional investor, the cap rate for the Subject Property was suitably adjusted.

  The selected comparable investments consist of investment-grade A properties with a similar tenant profile, commercial usage backed by institutional investors. These properties primarily include large office parks, aligning closely with the characteristics of the REIT properties. Considering these criteria, following comparable transactions have been analyzed to derive the capitalization rate.

Name of Seller	Name of Buyer	Location	City	Name of Building	Type of Building	Year of Transaction	Area (Sq.ft.)	Deal Size (INR Mn)	Capitalization Rate
Shapoorji Pallonji-Allianz	GIC	Gachibowli	Hyderabad	Waverock 2.1	Commercial	2024	22,84,918	21,500	~8%
MFAR Developers	Edelweiss Alternatives	Outer Ring Road	Bangalore	Embassy Manyata Tech Park	Commercial	2024	11,00,000	15,000	~8%
Kalyani Developers	Tablespace Technologies	Whitefield	Bangalore	Kalyani Camellia	Commercial	2024	5,00,000	5,000	~8%
Bhartiya Group	GIC	Hebbal	Bangalore	Bhartiya City	Commercial	2023	30,00,000	28,000	~8%
Brookfield Asset Management	GIC & Brookfield REIT	Powai	Mumbai	9 Grade A Properties in Downtown Powai	Commercial	2023	27,00,000	65,000	~8%
Brookfield Properties	Brookfield REIT & GIC	Gurugram	NCR	Candor Techspace G1	Commercial	2023	37,98,366	47,250	~8%
Salarpuria Sattva	Continental Automotive	Electronic city	Bangalore	South Gate	Commercial	2022	8,50,885	7,516	8.32%
TRIL Properties	CPPIB	Suburban South	Chennai	TRIL Info Park	Commercial	2022	46,67,000	63,000	~7.6% - 7.7%
Embassy Property Developments Pvt. Ltd.	Embassy Office Parks REIT	ORR, Bangalore	Bangalore	Embassy Tech Village	Commercial	2020	91,00,000	97,824	7.50%

Source: Secondary Market Research

Based on these considerations, an exit capitalization rate ranging between 7.5% and 8.5% has been adopted, with the lower end of the range applied to assets demonstrating superior performance and fundamentals within the portfolio. Thus, we have considered the cap rate as 8% for the valuation of Kairos Properties.

- **Discount Rate**

  This discount rate applied to the available cash flows reflect the opportunity cost to all the capital providers, namely shareholders (Cost of Equity) and creditors (Cost of Debt), weighted by the relative contribution to the total capital of the company (WACC). The opportunity cost to the capital provider equals the rate of return the capital provider expects to earn on other investments of equivalent risk.

- **Cost of Debt**

  The cost of debt is the return that a company provides to its debtholders and creditors. These capital providers need to be compensated for any risk exposure that comes with lending to a company. The cost of debt for real estate assets is often influenced by the stage of development of the asset. The mature and income-generating assets are considered less risky, leading to lower interest rates. In this context, the cost of debt for Brookfield India REIT properties is benchmarked to the interest rates observed in REITs, as all bear similar characteristics in terms of type and development status of properties. Since a major portion of REITs' portfolios consists of completed, income-generating assets, the cost of debt aligns more closely with the Lease Rent Discounting (LRD) rate. This approach ensures that the cost of debt is aligned with the risk profile of the property and current market conditions, Please find below Cost of Debt for Comparable REIT

Entity Name	Cost of Debt
Brookfield (June 2025)	8.10%
Embassy (June 2025)	7.55%
Mindspace (June 2025)	7.84%
Knowledge Realty Trust (June 2025)	8.99%

Source: Analyst Presentation for respective REIT

The cost of debt for September 2025 valuation is considered as ~ 8.4 %, basis the range of cost of debt for the RIETs as mentioned in the above table.

- **Cost of Equity:**

  We have considered the cost of equity at 14.50% as per the market return expectations of various investors for commercial office. Apart from that we have also benchmarked CAPM model and inputs of same is detailed out as under.

  - We have considered risk-free rate of 6.96% based on average 10-year treasury bond yield.
  - For calculation of beta, we have benchmarked industry (Nifty Realty Index). We have considered average 5-year Beta of Nifty Realty index with respect to Nifty 50.
  - We have considered market risk premium of 5.59% based on the returns of broad-based BSE 500 stock index for the past 10 to 15 years.

- **Debt-Equity Ratio (weighted of WACC)**

  As discussed earlier, the cost of debt has been derived based on prevailing LRD rates, while the cost of equity has been calibrated to account for both asset-specific and market-specific factors, reflecting investor expectations from an operational Grade A office spaces. Additionally, the debt- to-equity mix has been determined considering the typical LRD tenures and the extent to which debt financing contributes to the overall asset value.

  It may be noted basis management representation that the current debt equity structure of Brookfield India REIT is 30:70. However, the SEBI REIT Regulations states that the maximum permissible limit for debt is 49%. Hence, we have considered the debt and equity mix of 45% and 55% which lies well within the limit specified as per the SEBI REIT Regulations and is also accepted by the market participants.

- **Derivation of WACC**

  Based on above, the following WACC rate has been assumed for completed commercial assets part of the Brookfield India REIT:

Particulars	Cost	Weightage	
Cost of Debt	8.40%	45%	~11.75%
Cost of Equity	14.50%	55%	

Note: As per management representation planned debt equity structure for Brookfield India REIT is 45:55.

6 Market Value

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which he has no knowledge, the opinion of value of the aforementioned Subject Property comprising land and improvements thereon, as explained above, on the below mentioned dates, is as follows

Building Name	Market Value (INR Million)
Alpha	3,200
One Downtown Central	5,668
Delphi	11,603
Fairmont	7,947
Winchester	19,174
Prudential	7,336
Spectra	5,660
One Boulevard	4,291
Ventura A	16,346
Total Market Value	**81,225**

Component	Market Value as on	In Figures	In Words
Completed Buildings	30 September 2025	[2]INR 81,225 Million	Indian Rupees Eighty-One Billion Two Hundred-Twenty-Five Million Only

Market Value Progression

Component	Market Value (INR Mn) as on				
	30th September 2023	31st March 2024	30th September 2024	31st March 2025	30th September 2025
Completed Buildings	INR 68,891 Million	INR 73,556 Million	INR 75,078 Million	INR 78,270 Million	INR 81,225 Million
Under Construction	INR 1,714 Million	NA	NA	NA	NA

[2] *Inclusive of fair value of Rs 2,803 M pertaining to property management company (CIOP) which is wholly owned by REIT*

I, L. Anuradha, the Valuer for the Subject Properties, hereby declare that:

- I am fully competent to undertake the valuation,
- I am independent and have prepared the report on a fair and unbiased basis, and
- I have valued the properties based on the valuation standards as specified under sub-regulation 10 of regulation 21 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014

Prepared by



(L. Anuradha, MRICS)
IBBI/RV/02/2022/14979

D ANNEXURES

Annexure 1: Cash Flows

Alpha

Particulars	Unit	1 01-Oct-25 30-Sep-26	2 01-Oct-26 30-Sep-27	3 01-Oct-27 30-Sep-28	4 01-Oct-28 30-Sep-29	5 01-Oct-29 30-Sep-30	6 01-Oct-30 30-Sep-31	7 01-Oct-31 30-Sep-32	8 01-Oct-32 30-Sep-33	9 01-Oct-33 30-Sep-34	10 01-Oct-34 30-Sep-35	11 01-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	181	258	277	291	301	306	333	337	369	383	412
O&M Income	INR Million	16	21	26	29	30	33	34	36	38	40	42
Other Income (Telecom)	INR Million	3	3	3	3	4	4	4	4	4	5	5
Total Income	INR Million	201	283	306	323	335	342	371	377	412	428	459
Total Income from occupancy	**INR Million**	**201**	**283**	**306**	**323**	**335**	**342**	**371**	**377**	**412**	**428**	**459**
OPERATING COSTS												
O&M cost (CAM Expenses) - excl Payroll Cost	INR Million	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(27)	(28)	(29)	(31)
Property Taxes	INR Million	(13)	(14)	(14)	(15)	(16)	(17)	(17)	(18)	(19)	(20)	(21)
CIOP Expense - Others	INR Million	(3)	(4)	(4)	(4)	(5)	(5)	(5)	(5)	(6)	(6)	(6)
Total Operating Costs	**INR Million**	**(35)**	**(37)**	**(39)**	**(41)**	**(43)**	**(45)**	**(48)**	**(50)**	**(53)**	**(55)**	**(58)**
Net operating Income	**INR Million**	**166**	**245**	**267**	**281**	**292**	**297**	**323**	**327**	**359**	**372**	**401**
Terminal Value	**INR Million**	-	-	-	-	-	-	-	-	-	5,012	
Transaction Cost	**INR Million**	-	-	-	-	-	-	-	-	-	(50)	
Total Net Income	**INR Million**	**166**	**245**	**267**	**281**	**292**	**297**	**323**	**327**	**359**	**5,334**	
Maintenance Capital Expenditure	INR Million	-	(5)	(6)	(6)	(6)	(6)	(7)	(7)	(7)	(8)	
Brokerage Expenses	INR Million	(13)	(2)	(2)	(2)	(5)	(9)	(3)	(3)	(2)	(6)	
Capital Expenditure	INR Million	(13)	-	-	-	-	-	-	-	-	-	
Net Cashflows	**INR Million**	**140**	**238**	**259**	**274**	**281**	**282**	**313**	**317**	**349**	**5,321**	
Discount Rate	**11.75%**											
NPV as on 30-Sep-25 (INR Million)	**3,200**											
INR per sq. ft.	**28,982**											

Note: We have arrived at the valuation using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

One Downtown Central

Particulars	Unit	1 01-Oct-25 30-Sep-26	2 01-Oct-26 30-Sep-27	3 01-Oct-27 30-Sep-28	4 01-Oct-28 30-Sep-29	5 01-Oct-29 30-Sep-30	6 01-Oct-30 30-Sep-31	7 01-Oct-31 30-Sep-32	8 01-Oct-32 30-Sep-33	9 01-Oct-33 30-Sep-34	10 01-Oct-34 30-Sep-35	11 01-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	467	478	502	527	554	581	610	641	673	707	827
O&M Income	INR Million	53	87	91	96	101	106	111	117	122	128	136
Other Income (Telecom)	INR Million	-	-	-	-	-	-	-	-	-	-	-
Total Income	INR Million	520	565	594	623	654	687	721	758	795	835	963
Total Income from occupancy	**INR Million**	**520**	**565**	**594**	**623**	**654**	**687**	**721**	**758**	**795**	**835**	**963**
OPERATING COSTS												
O&M cost (CAM Expenses) - excl Payroll Cost	INR Million	(40)	(65)	(68)	(71)	(75)	(78)	(82)	(86)	(91)	(95)	(100)
Payroll Cost	INR Million	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	INR Million	(11)	(12)	(12)	(13)	(14)	(14)	(15)	(16)	(17)	(17)	(18)
CIOP Expense - Others	INR Million	(7)	(7)	(8)	(8)	(8)	(9)	(9)	(10)	(10)	(11)	(12)
Total Operating Costs	**INR Million**	**(59)**	**(83)**	**(88)**	**(92)**	**(97)**	**(101)**	**(106)**	**(112)**	**(117)**	**(123)**	**(131)**
Net operating Income	**INR Million**	**461**	**482**	**506**	**531**	**558**	**586**	**615**	**646**	**678**	**712**	**832**
Terminal Value	**INR Million**	-	-	-	-	-	-	-	-	-	10,402	
Transaction Cost	**INR Million**	-	-	-	-	-	-	-	-	-	(104)	
Total Net Income	**INR Million**	**461**	**482**	**506**	**531**	**558**	**586**	**615**	**646**	**678**	**11,010**	
Maintenance Capital Expenditure	INR Million	-	(10)	(10)	(11)	(11)	(12)	(12)	(13)	(13)	(14)	
Brokerage Expenses	INR Million	-	-	-	-	-	-	-	-	-	-	
Capital Expenditure	INR Million	(992)	-	-	-	-	-	-	-	-	-	
Net Cashflows	**INR Million**	**(531)**	**472**	**496**	**521**	**547**	**574**	**603**	**633**	**665**	**10,995**	
Discount Rate	**11.75%**											
NPV as on 30-Sep-25 (INR Million)	**5,668**											
INR per sq. ft.	**20,842**											

Note: We have arrived at the valuation using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Delphi

Particulars	Unit	1 01-Oct-25 30-Sep-26	2 01-Oct-26 30-Sep-27	3 01-Oct-27 30-Sep-28	4 01-Oct-28 30-Sep-29	5 01-Oct-29 30-Sep-30	6 01-Oct-30 30-Sep-31	7 01-Oct-31 30-Sep-32	8 01-Oct-32 30-Sep-33	9 01-Oct-33 30-Sep-34	10 01-Oct-34 30-Sep-35	11 01-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	860	875	977	1,051	1,065	1,130	1,167	1,223	1,310	1,341	1,462
Parking Income	INR Million	1	0	0	0	-	-	-	-	-	-	-
O&M Income	INR Million	69	75	81	86	92	99	104	110	116	122	129
Other Income (Telecom)	INR Million	3	4	4	4	4	5	5	5	5	5	6
Total Income	INR Million	934	954	1,062	1,142	1,162	1,234	1,277	1,338	1,431	1,469	1,596
Total Income from occupancy	**INR Million**	**934**	**954**	**1,062**	**1,142**	**1,162**	**1,234**	**1,277**	**1,338**	**1,431**	**1,469**	**1,596**
OPERATING COSTS												
O&M cost (CAM Expenses) - excl Payroll Cost	INR Million	(54)	(57)	(60)	(63)	(66)	(69)	(73)	(77)	(80)	(84)	(89)
Payroll Cost	INR Million	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	INR Million	(38)	(40)	(42)	(44)	(46)	(48)	(51)	(53)	(56)	(59)	(61)
CIOP Expense - Others	INR Million	(13)	(13)	(15)	(16)	(16)	(17)	(18)	(18)	(20)	(20)	(22)
Total Operating Costs	**INR Million**	**(105)**	**(110)**	**(116)**	**(122)**	**(128)**	**(135)**	**(141)**	**(148)**	**(156)**	**(163)**	**(172)**
Net operating Income	**INR Million**	**829**	**844**	**946**	**1,019**	**1,034**	**1,099**	**1,136**	**1,190**	**1,275**	**1,306**	**1,424**
Terminal Value	**INR Million**	-	-	-	-	-	-	-	-	-	17,801	
Transaction Cost	**INR Million**	-	-	-	-	-	-	-	-	-	(178)	
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-	-	
Total Net Income	**INR Million**	**829**	**844**	**946**	**1,019**	**1,034**	**1,099**	**1,136**	**1,190**	**1,275**	**18,929**	
Maintenance Capital Expenditure	INR Million	-	(18)	(20)	(21)	(21)	(23)	(23)	(24)	(26)	(27)	
Brokerage Expenses	INR Million	(7)	(32)	(15)	(6)	(22)	(11)	(41)	(20)	(7)	(29)	
Capital Expenditure	INR Million	(43)	-	-	-	-	-	-	-	-	-	
Net Cashflows	**INR Million**	**778**	**795**	**911**	**993**	**990**	**1,066**	**1,072**	**1,146**	**1,241**	**18,874**	
Discount Rate	**11.75%**											
NPV as on 30-Sep-25 (INR Million)	**11,603**											
INR per sq. ft.	**32,008**											

Note: We have arrived at the valuation using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Fairmont

Particulars	Unit	1 01-Oct-25 30-Sep-26	2 01-Oct-26 30-Sep-27	3 01-Oct-27 30-Sep-28	4 01-Oct-28 30-Sep-29	5 01-Oct-29 30-Sep-30	6 01-Oct-30 30-Sep-31	7 01-Oct-31 30-Sep-32	8 01-Oct-32 30-Sep-33	9 01-Oct-33 30-Sep-34	10 01-Oct-34 30-Sep-35	11 01-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	593	661	700	955	749	738	775	814	740	859	934
Parking Income	INR Million	13	13	13	2	-	-	-	-	-	-	-
O&M Income	INR Million	52	59	64	73	76	75	79	83	87	95	100
Other Income (Telecom)	INR Million	5	6	6	7	7	7	8	8	8	9	9
Total Income	INR Million	664	739	783	1,037	832	820	861	905	836	962	1,043
Total Income from occupancy	**INR Million**	**664**	**739**	**783**	**1,037**	**832**	**820**	**861**	**905**	**836**	**962**	**1,043**
OPERATING COSTS												
O&M cost (CAM Expenses) - excl Payroll Cost	INR Million	(48)	(50)	(53)	(56)	(58)	(61)	(64)	(68)	(71)	(75)	(78)
Payroll Cost	INR Million	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	INR Million	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(26)	(27)	(28)
CIOP Expense - Others	INR Million	(9)	(10)	(11)	(14)	(11)	(11)	(12)	(12)	(11)	(13)	(14)
Total Operating Costs	**INR Million**	**(75)**	**(79)**	**(83)**	**(90)**	**(91)**	**(95)**	**(99)**	**(104)**	**(108)**	**(114)**	**(121)**
Net operating Income	**INR Million**	**589**	**660**	**701**	**947**	**741**	**725**	**762**	**800**	**728**	**848**	**922**
Terminal Value	**INR Million**	-	-	-	-	-	-	-	-	-	11,525	
Transaction Cost	**INR Million**	-	-	-	-	-	-	-	-	-	(115)	
Total Net Income	**INR Million**	**589**	**660**	**701**	**947**	**741**	**725**	**762**	**800**	**728**	**12,258**	
Maintenance Capital Expenditure	INR Million	-	(13)	(14)	(19)	(15)	(15)	(16)	(16)	(15)	(17)	
Brokerage Expenses	INR Million	-	-	-	(43)	(7)	-	-	-	(63)	(9)	
Capital Expenditure	INR Million	(35)	-	-	-	-	-	-	-	-	-	
Net Cashflows	**INR Million**	**554**	**647**	**686**	**885**	**718**	**711**	**747**	**784**	**651**	**12,231**	
Discount Rate	**11.75%**											
NPV as on 30-Sep-25 (INR Million)	**7,947**											
INR per sq. ft.	**26,881**											

Note: We have arrived at the valuation using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Winchester

Particulars	Unit	1 01-Oct-25 30-Sep-26	2 01-Oct-26 30-Sep-27	3 01-Oct-27 30-Sep-28	4 01-Oct-28 30-Sep-29	5 01-Oct-29 30-Sep-30	6 01-Oct-30 30-Sep-31	7 01-Oct-31 30-Sep-32	8 01-Oct-32 30-Sep-33	9 01-Oct-33 30-Sep-34	10 01-Oct-34 30-Sep-35	11 01-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	1,281	1,426	1,549	1,568	1,668	1,711	1,993	2,099	2,089	2,267	2,448
O&M Income	INR Million	124	139	149	165	193	212	238	251	265	279	294
Other Income (Telecom)	INR Million	6	6	7	7	7	8	8	9	9	9	10
Total Income	INR Million	1,411	1,571	1,705	1,740	1,868	1,930	2,240	2,359	2,363	2,555	2,752
Total Income from occupancy	**INR Million**	**1,411**	**1,571**	**1,705**	**1,740**	**1,868**	**1,930**	**2,240**	**2,359**	**2,363**	**2,555**	**2,752**
OPERATING COSTS												
O&M cost (CAM Expenses) - excl Payroll Cost	INR Million	(128)	(134)	(141)	(148)	(155)	(163)	(171)	(180)	(189)	(198)	(208)
Payroll Cost	INR Million	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	INR Million	(46)	(48)	(50)	(53)	(55)	(58)	(61)	(64)	(67)	(71)	(74)
CIOP Expense - Others	INR Million	(19)	(21)	(23)	(24)	(25)	(26)	(30)	(31)	(31)	(34)	(37)
Total Operating Costs	**INR Million**	**(193)**	**(203)**	**(214)**	**(224)**	**(236)**	**(247)**	**(262)**	**(276)**	**(288)**	**(303)**	**(319)**
Net operating Income	**INR Million**	**1,218**	**1,367**	**1,490**	**1,516**	**1,632**	**1,683**	**1,977**	**2,083**	**2,075**	**2,252**	**2,433**
Terminal Value	**INR Million**	-	-	-	-	-	-	-	-	-	30,407	
Transaction Cost	**INR Million**	-	-	-	-	-	-	-	-	-	(304)	
Total Net Income	**INR Million**	**1,218**	**1,367**	**1,490**	**1,516**	**1,632**	**1,683**	**1,977**	**2,083**	**2,075**	**32,355**	
Maintenance Capital Expenditure	INR Million	-	(29)	(31)	(31)	(33)	(34)	(40)	(42)	(42)	(45)	
Brokerage Expenses	INR Million	(16)	(11)	(4)	(51)	(38)	(50)	(13)	(5)	(65)	(49)	
Capital Expenditure	INR Million	(90)	-	-	-	-	-	-	-	-	-	
Net Cashflows	**INR Million**	**1,113**	**1,328**	**1,456**	**1,434**	**1,561**	**1,600**	**1,924**	**2,036**	**1,968**	**32,260**	
Discount Rate	**11.75%**											
NPV as on 30-Sep-25 (INR Million)	**19,174**											
INR per sq. ft.	**25,307**											

Note: We have arrived at the valuation using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Prudential

Particulars	Unit	1 01-Oct-25 30-Sep-26	2 01-Oct-26 30-Sep-27	3 01-Oct-27 30-Sep-28	4 01-Oct-28 30-Sep-29	5 01-Oct-29 30-Sep-30	6 01-Oct-30 30-Sep-31	7 01-Oct-31 30-Sep-32	8 01-Oct-32 30-Sep-33	9 01-Oct-33 30-Sep-34	10 01-Oct-34 30-Sep-35	11 01-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	532	540	604	663	608	696	726	770	836	846	922
Parking Income	INR Million	0	0	0	0	0	-	-	-	-	-	-
O&M Income	INR Million	42	47	54	58	57	72	75	79	84	88	93
Other Income (Telecom)	INR Million	0	0	0	0	0	0	0	0	0	0	0
Total Income	INR Million	574	587	658	722	666	768	802	850	920	935	1,016
Total Income from occupancy	**INR Million**	**574**	**587**	**658**	**722**	**666**	**768**	**802**	**850**	**920**	**935**	**1,016**
OPERATING COSTS												
O&M cost (CAM Expenses) - excl Payroll Cost	INR Million	(40)	(42)	(45)	(47)	(49)	(52)	(54)	(57)	(60)	(63)	(66)
Payroll Cost	INR Million	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	INR Million	(14)	(15)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)
CIOP Expense - Others	INR Million	(8)	(8)	(9)	(10)	(9)	(10)	(11)	(12)	(13)	(13)	(14)
Total Operating Costs	**INR Million**	**(62)**	**(65)**	**(69)**	**(73)**	**(75)**	**(80)**	**(84)**	**(88)**	**(93)**	**(97)**	**(103)**
Net operating Income	**INR Million**	**512**	**522**	**589**	**649**	**590**	**688**	**718**	**762**	**827**	**838**	**913**
Terminal Value	**INR Million**	-	-	-	-	-	-	-	-	-	11,413	
Transaction Cost	**INR Million**	-	-	-	-	-	-	-	-	-	(114)	
Total Net Income	**INR Million**	**512**	**522**	**589**	**649**	**590**	**688**	**718**	**762**	**827**	**12,137**	
Maintenance Capital Expenditure	INR Million	-	(11)	(12)	(13)	(12)	(14)	(15)	(15)	(17)	(17)	
Brokerage Expenses	INR Million	(6)	(19)	(10)	-	(22)	(4)	(24)	(13)	-	(28)	
Capital Expenditure	INR Million	(28)	-	-	-	-	-	-	-	-	-	
Net Cashflows	**INR Million**	**478**	**492**	**567**	**635**	**556**	**671**	**679**	**733**	**811**	**12,093**	
Discount Rate	**11.75%**											
NPV as on 30-Sep-25 (INR Million)	**7,336**											
INR per sq. ft.	**31,012**											

Note: We have arrived at the valuation using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Spectra

Particulars	Unit	1 01-Oct-25 30-Sep-26	2 01-Oct-26 30-Sep-27	3 01-Oct-27 30-Sep-28	4 01-Oct-28 30-Sep-29	5 01-Oct-29 30-Sep-30	6 01-Oct-30 30-Sep-31	7 01-Oct-31 30-Sep-32	8 01-Oct-32 30-Sep-33	9 01-Oct-33 30-Sep-34	10 01-Oct-34 30-Sep-35	11 01-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	442	434	476	516	480	554	551	611	607	585	679
O&M Income	INR Million	39	41	46	48	55	59	63	66	67	71	75
Other Income (Telecom)	INR Million	5	5	6	6	6	7	7	7	8	8	8
Total Income	INR Million	486	481	527	570	541	620	620	684	682	664	762
Total Income from occupancy	**INR Million**	**486**	**481**	**527**	**570**	**541**	**620**	**620**	**684**	**682**	**664**	**762**
OPERATING COSTS												
O&M cost (CAM Expenses) - excl Payroll Cost	INR Million	(32)	(34)	(35)	(37)	(39)	(41)	(43)	(45)	(47)	(50)	(52)
Payroll Cost	INR Million	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	INR Million	(11)	(12)	(13)	(13)	(14)	(15)	(15)	(16)	(17)	(18)	(19)
CIOP Expense - Others	INR Million	(7)	(7)	(7)	(8)	(7)	(8)	(8)	(9)	(9)	(9)	(10)
Total Operating Costs	**INR Million**	**(50)**	**(52)**	**(55)**	**(58)**	**(60)**	**(64)**	**(66)**	**(70)**	**(73)**	**(76)**	**(81)**
Net operating Income	**INR Million**	**436**	**429**	**472**	**512**	**481**	**557**	**554**	**614**	**609**	**588**	**681**
Terminal Value	**INR Million**	-	-	-	-	-	-	-	-	-	8,514	
Transaction Cost	**INR Million**	-	-	-	-	-	-	-	-	-	(85)	
Total Net Income	**INR Million**	**436**	**429**	**472**	**512**	**481**	**557**	**554**	**614**	**609**	**9,017**	
Maintenance Capital Expenditure	INR Million	-	(9)	(10)	(10)	(10)	(11)	(11)	(12)	(12)	(12)	
Brokerage Expenses	INR Million	-	(12)	-	-	(24)	-	(16)	-	(6)	(31)	
Capital Expenditure	INR Million	(25)	-	-	-	-	-	-	-	-	-	
Net Cashflows	**INR Million**	**411**	**408**	**463**	**502**	**447**	**546**	**528**	**602**	**591**	**8,974**	
Discount Rate	**11.75%**											
NPV as on 30-Sep-25 (INR Million)	**5,660**											
INR per sq. ft.	**27,196**											

Note: We have arrived at the valuation using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes

One Boulevard

Particulars	Unit	1 01-Oct-25 30-Sep-26	2 01-Oct-26 30-Sep-27	3 01-Oct-27 30-Sep-28	4 01-Oct-28 30-Sep-29	5 01-Oct-29 30-Sep-30	6 01-Oct-30 30-Sep-31	7 01-Oct-31 30-Sep-32	8 01-Oct-32 30-Sep-33	9 01-Oct-33 30-Sep-34	10 01-Oct-34 30-Sep-35	11 01-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	220	324	358	375	400	385	423	456	474	504	539
O&M Income	INR Million	20	28	30	32	35	39	41	43	45	48	51
Other Income (Telecom)	INR Million	3	4	4	4	4	4	5	5	5	5	6
Total Income	INR Million	244	356	392	410	438	428	469	504	525	558	596
Total Income from occupancy	**INR Million**	**244**	**356**	**392**	**410**	**438**	**428**	**469**	**504**	**525**	**558**	**596**
OPERATING COSTS												
O&M cost (CAM Expenses) - excl Payroll Cost	INR Million	(22)	(24)	(25)	(26)	(27)	(29)	(30)	(32)	(33)	(35)	(37)
Payroll Cost	INR Million	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	INR Million	(6)	(6)	(7)	(7)	(7)	(8)	(8)	(8)	(9)	(9)	(10)
CIOP Expense - Others	INR Million	(3)	(5)	(5)	(6)	(6)	(6)	(6)	(7)	(7)	(8)	(8)
Total Operating Costs	**INR Million**	**(32)**	**(35)**	**(37)**	**(39)**	**(41)**	**(42)**	**(44)**	**(47)**	**(49)**	**(52)**	**(54)**
Net operating Income	**INR Million**	**212**	**321**	**355**	**372**	**398**	**386**	**425**	**457**	**476**	**506**	**541**
Terminal Value	**INR Million**	-	-	-	-	-	-	-	-	-	6,767	
Transaction Cost	**INR Million**	-	-	-	-	-	-	-	-	-	(68)	
Total Net Income	**INR Million**	**212**	**321**	**355**	**372**	**398**	**386**	**425**	**457**	**476**	**7,205**	
Maintenance Capital Expenditure	INR Million	-	(6)	(7)	(7)	(8)	(8)	(8)	(9)	(9)	(10)	
Brokerage Expenses	INR Million	(10)	(9)	(2)	(3)	(2)	(16)	(9)	(3)	(7)	(2)	
Capital Expenditure	INR Million	(13)	-	-	-	-	-	-	-	-	-	
Net Cashflows	**INR Million**	**189**	**305**	**346**	**361**	**388**	**362**	**407**	**445**	**459**	**7,193**	
Discount Rate	**11.75%**											
NPV as on 30-Sep-25 (INR Million)	**4,291**											
INR per sq. ft.	**39,353**											

Note: We have arrived at the valuation using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes

Ventura A

Particulars	Unit	1 01-Oct-25 30-Sep-26	2 01-Oct-26 30-Sep-27	3 01-Oct-27 30-Sep-28	4 01-Oct-28 30-Sep-29	5 01-Oct-29 30-Sep-30	6 01-Oct-30 30-Sep-31	7 01-Oct-31 30-Sep-32	8 01-Oct-32 30-Sep-33	9 01-Oct-33 30-Sep-34	10 01-Oct-34 30-Sep-35	11 01-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	1,173	1,158	1,198	1,345	1,495	1,571	1,606	1,640	1,796	1,910	2,024
Parking Income	INR Million	34	33	33	26	4	0	-	-	-	-	-
O&M Income	INR Million	96	101	118	136	147	154	163	172	181	191	201
Other Income (Telecom)	INR Million	2	2	2	2	2	2	2	3	3	3	3
Total Income	INR Million	1,305	1,294	1,352	1,509	1,649	1,728	1,771	1,814	1,979	2,104	2,228
Total Income from occupancy	**INR Million**	**1,305**	**1,294**	**1,352**	**1,509**	**1,649**	**1,728**	**1,771**	**1,814**	**1,979**	**2,104**	**2,228**
OPERATING COSTS												
O&M cost (CAM Expenses) - excl Payroll Cost	INR Million	(82)	(86)	(90)	(94)	(99)	(104)	(109)	(115)	(121)	(127)	(133)
Payroll Cost	INR Million	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	INR Million	(27)	(28)	(30)	(31)	(33)	(35)	(36)	(38)	(40)	(42)	(44)
CIOP Expense - Others	INR Million	(18)	(18)	(19)	(21)	(22)	(24)	(24)	(25)	(27)	(29)	(30)
Total Operating Costs	**INR Million**	**(127)**	**(132)**	**(139)**	**(146)**	**(155)**	**(162)**	**(170)**	**(178)**	**(188)**	**(197)**	**(207)**
Net operating Income	**INR Million**	**1,178**	**1,162**	**1,213**	**1,362**	**1,494**	**1,565**	**1,601**	**1,637**	**1,792**	**1,907**	**2,021**
Terminal Value	**INR Million**	-	-	-	-	-	-	-	-	-	25,263	
Transaction Cost	**INR Million**	-	-	-	-	-	-	-	-	-	(253)	
Total Net Income	**INR Million**	**1,191**	**1,175**	**1,227**	**1,362**	**1,494**	**1,565**	**1,601**	**1,637**	**1,792**	**26,917**	
Maintenance Capital Expenditure	INR Million	-	(24)	(25)	(27)	(30)	(31)	(32)	(33)	(36)	(38)	
Brokerage Expenses	INR Million	-	(32)	(48)	(16)	(6)	(9)	(41)	(62)	(20)	(7)	
Capital Expenditure	INR Million	(59)	-	-	-	-	-	-	-	-	-	
Net Cashflows	**INR Million**	**1,132**	**1,119**	**1,154**	**1,319**	**1,458**	**1,525**	**1,528**	**1,542**	**1,736**	**26,871**	
Discount Rate	**11.75%**											
NPV as on 30-Sep-25 (INR Million)	**16,346**											
INR per sq. ft.	**32,814**											

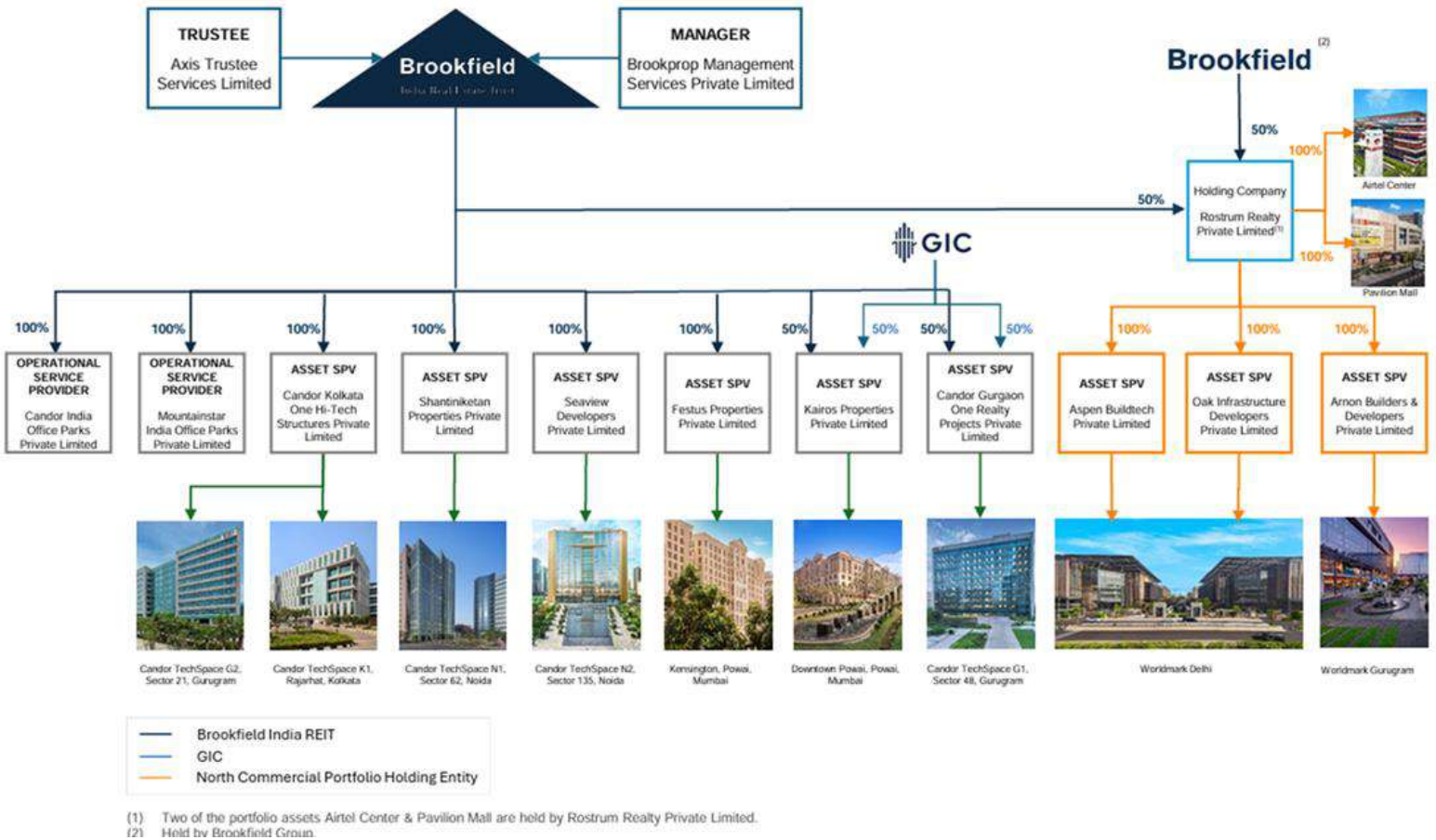
Note: We have arrived at the valuation using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes

Consolidated

Particulars	Unit	1 01-Oct-25 30-Sep-26	2 01-Oct-26 30-Sep-27	3 01-Oct-27 30-Sep-28	4 01-Oct-28 30-Sep-29	5 01-Oct-29 30-Sep-30	6 01-Oct-30 30-Sep-31	7 01-Oct-31 30-Sep-32	8 01-Oct-32 30-Sep-33	9 01-Oct-33 30-Sep-34	10 01-Oct-34 30-Sep-35	11 01-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	5,749	6,154	6,641	7,292	7,319	7,673	8,185	8,591	8,894	9,403	10,247
Parking Income	INR Million	49	48	47	28	4	0	-	-	-	-	-
O&M Income	INR Million	511	598	659	723	785	848	909	957	1,005	1,063	1,120
Other Income (Telecom)	INR Million	28	30	31	33	35	37	39	41	43	45	47
Total Income	INR Million	6,338	6,829	7,379	8,076	8,144	8,558	9,132	9,588	9,943	10,510	11,414
Total Income from occupancy	**INR Million**	**6,338**	**6,829**	**7,379**	**8,076**	**8,144**	**8,558**	**9,132**	**9,588**	**9,943**	**10,510**	**11,414**
OPERATING COSTS												
O&M cost (CAM Expenses) - excl Payroll Cost	INR Million	(466)	(512)	(537)	(564)	(592)	(622)	(653)	(686)	(720)	(756)	(794)
Property Taxes	INR Million	(183)	(192)	(202)	(212)	(223)	(234)	(246)	(258)	(271)	(284)	(299)
CIOP Expense - Others	INR Million	(87)	(93)	(101)	(110)	(110)	(115)	(123)	(129)	(133)	(141)	(154)
Total Operating Costs	**INR Million**	**(737)**	**(797)**	**(840)**	**(886)**	**(925)**	**(971)**	**(1,021)**	**(1,072)**	**(1,124)**	**(1,181)**	**(1,246)**
Net operating Income	**INR Million**	**5,601**	**6,032**	**6,539**	**7,190**	**7,219**	**7,587**	**8,111**	**8,516**	**8,818**	**9,329**	**10,168**
Terminal Value	**INR Million**	-	-	-	-	-	-	-	-	-	1,27,104	
Transaction Cost	**INR Million**	-	-	-	-	-	-	-	-	-	(1,271)	
Fit Out Income	INR Million	13	14	14	-	-	-	-	-	-	-	
Total Net Income	**INR Million**	**5,614**	**6,045**	**6,553**	**7,190**	**7,219**	**7,587**	**8,111**	**8,516**	**8,818**	**1,35,162**	
Maintenance Capital Expenditure	INR Million	-	(124)	(134)	(146)	(146)	(153)	(164)	(172)	(178)	(188)	
Brokerage Expenses	INR Million	(52)	(117)	(82)	(121)	(126)	(99)	(147)	(106)	(170)	(161)	
Capital Expenditure	INR Million	(1,298)	-	-	-	-	-	-	-	-	-	
Net Cashflows	**INR Million**	**4,264**	**5,804**	**6,337**	**6,923**	**6,947**	**7,335**	**7,800**	**8,238**	**8,470**	**1,34,813**	
Discount Rate for completed Warmshell Property Value NPV INR Million	**11.75%** **81,225**											

Note: We have arrived at the valuation using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes

Annexure 2: Ownership Structure



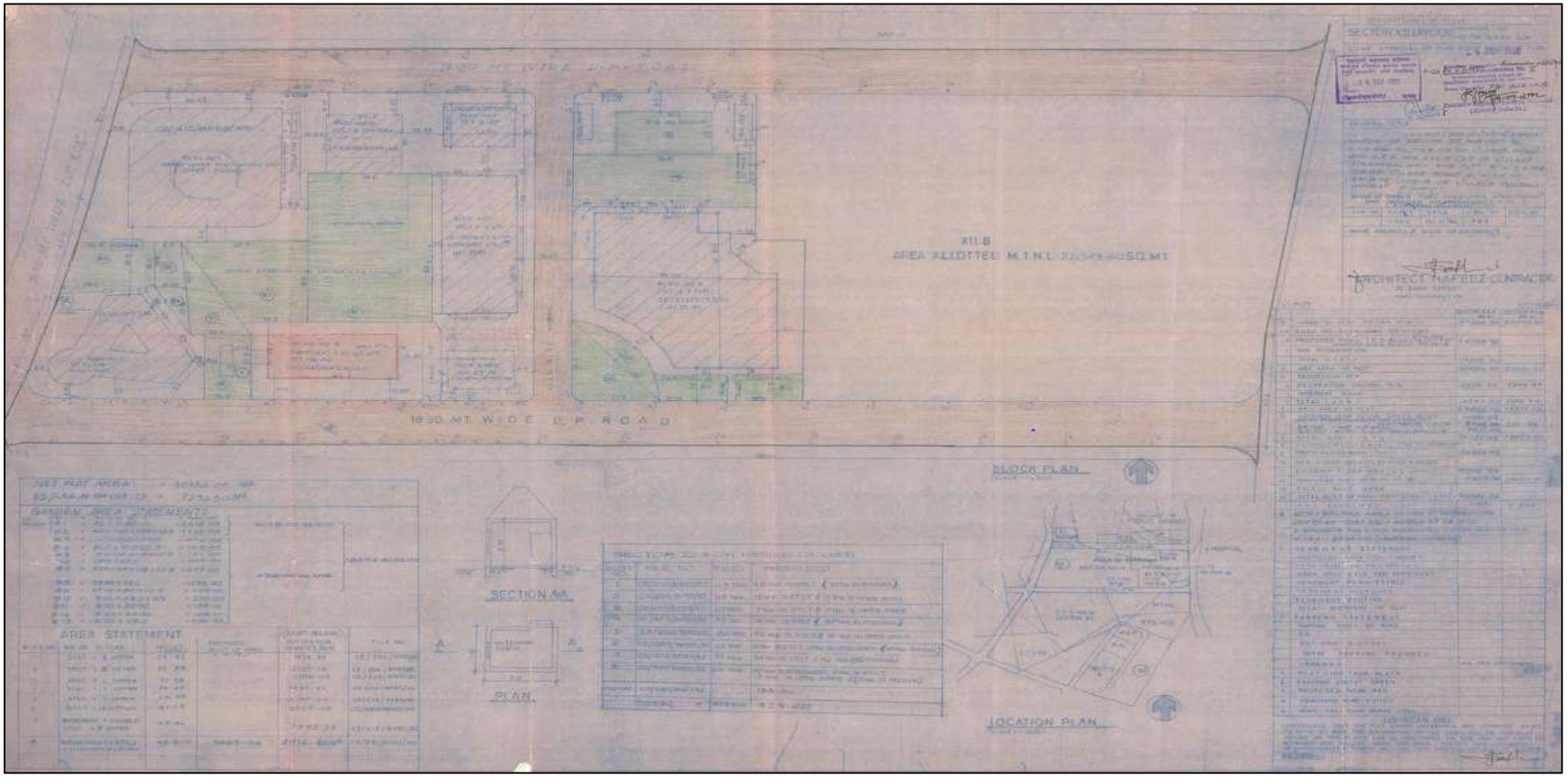
Source: Client

Note:

By way of a scheme of amalgamation filed with the NCLT, Candor Gurgaon 2 has merged into Candor Kolkata. The NCLT has approved the scheme by way of its order dated August 8, 2019 and has approved the application for rectification of the aforesaid order by way of its order dated November 14, 2019. The scheme has been made effective from May 4, 2020 with the approval of the BoA dated March 5, 2020 and ROC, Mumbai dated May 4, 2020

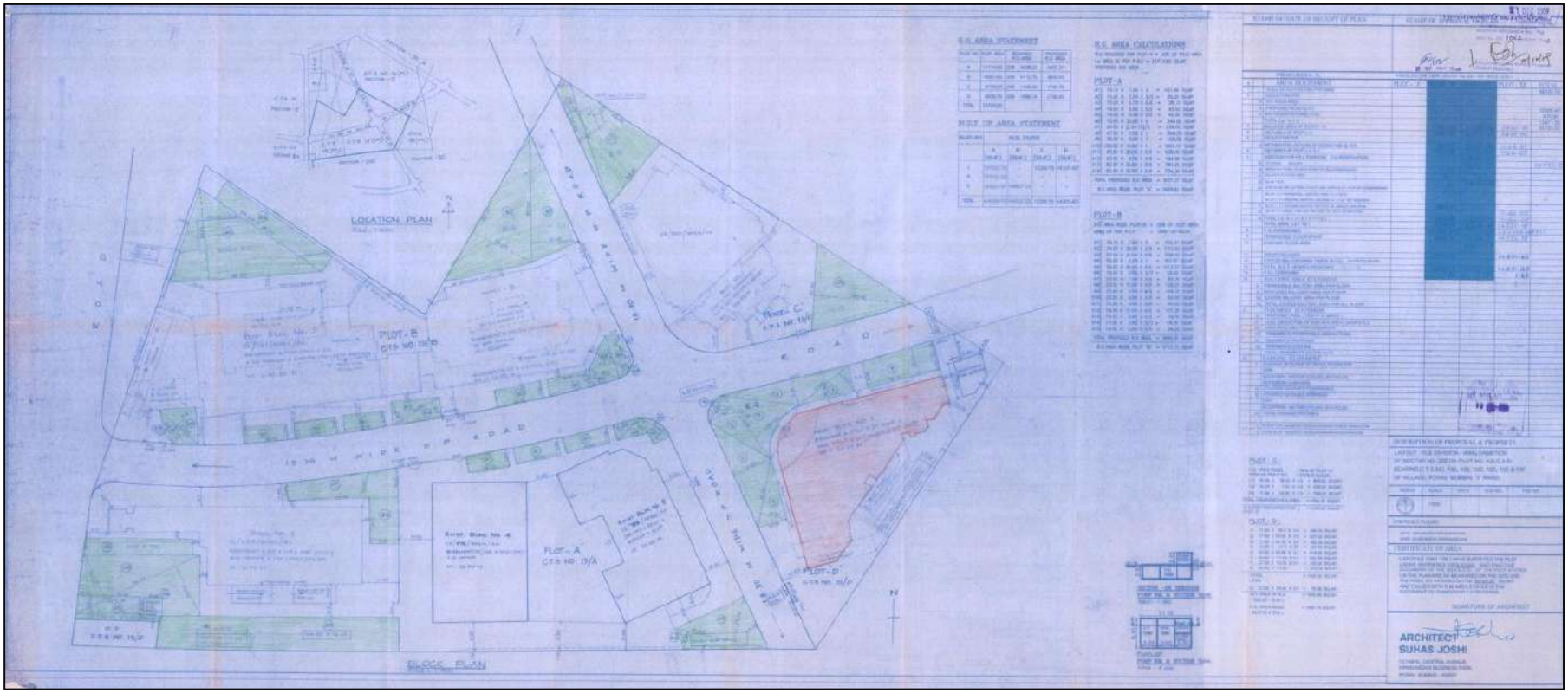
Annexure 3: Property Layout

Alpha

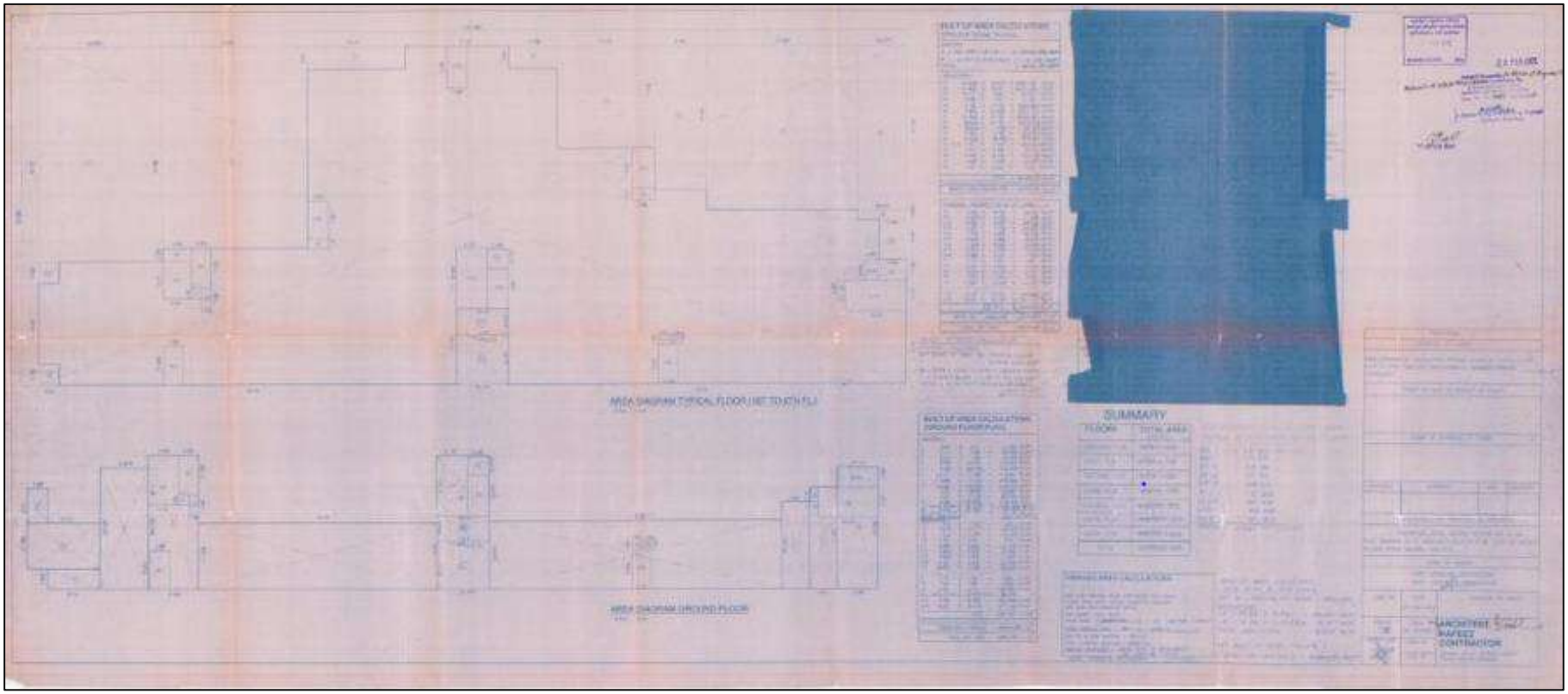


Source: Client Information

One Downtown Central



Source: Client Information



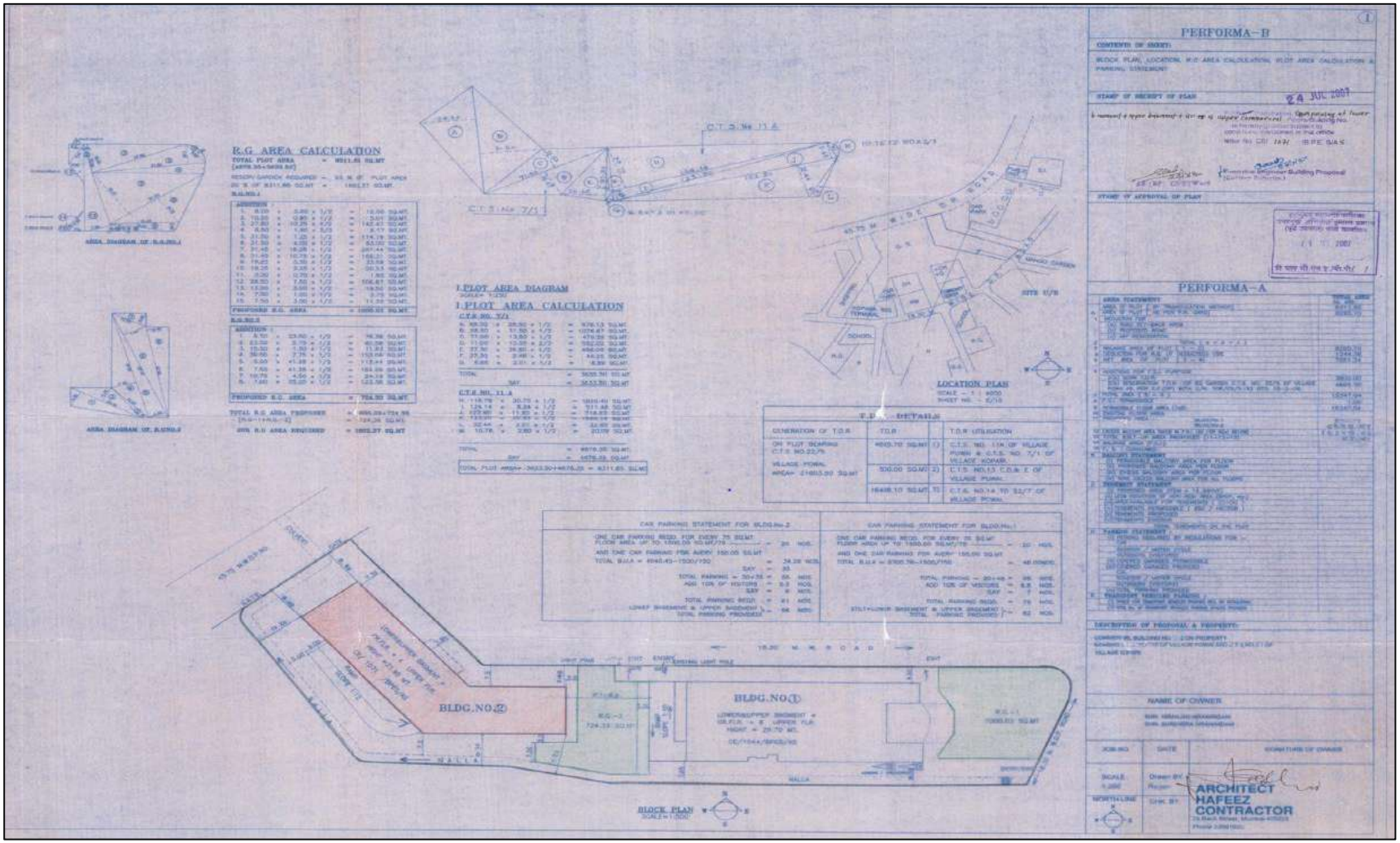
Source: Client Information

Fairmont

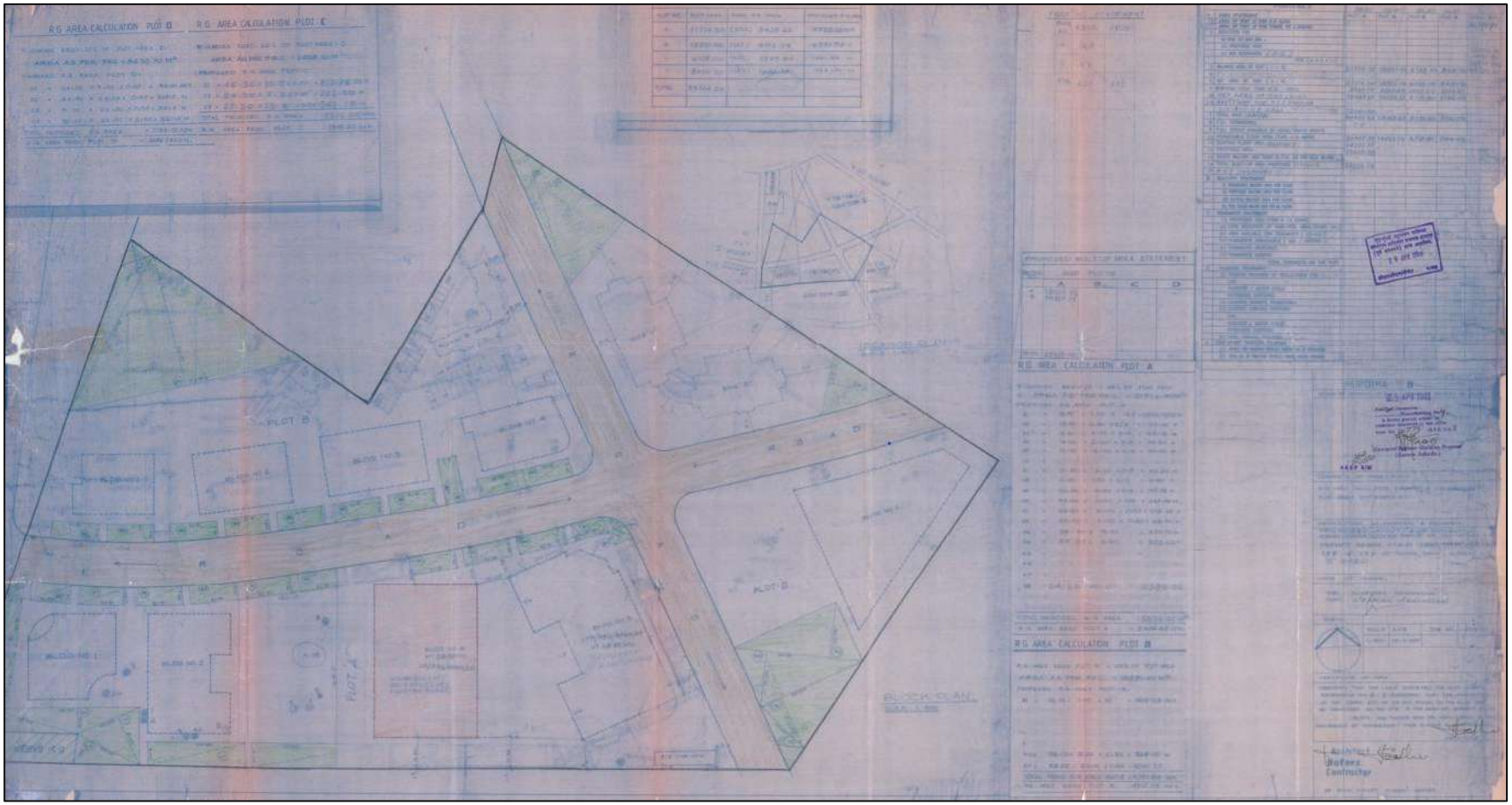


Source: Client Information

One Boulevard

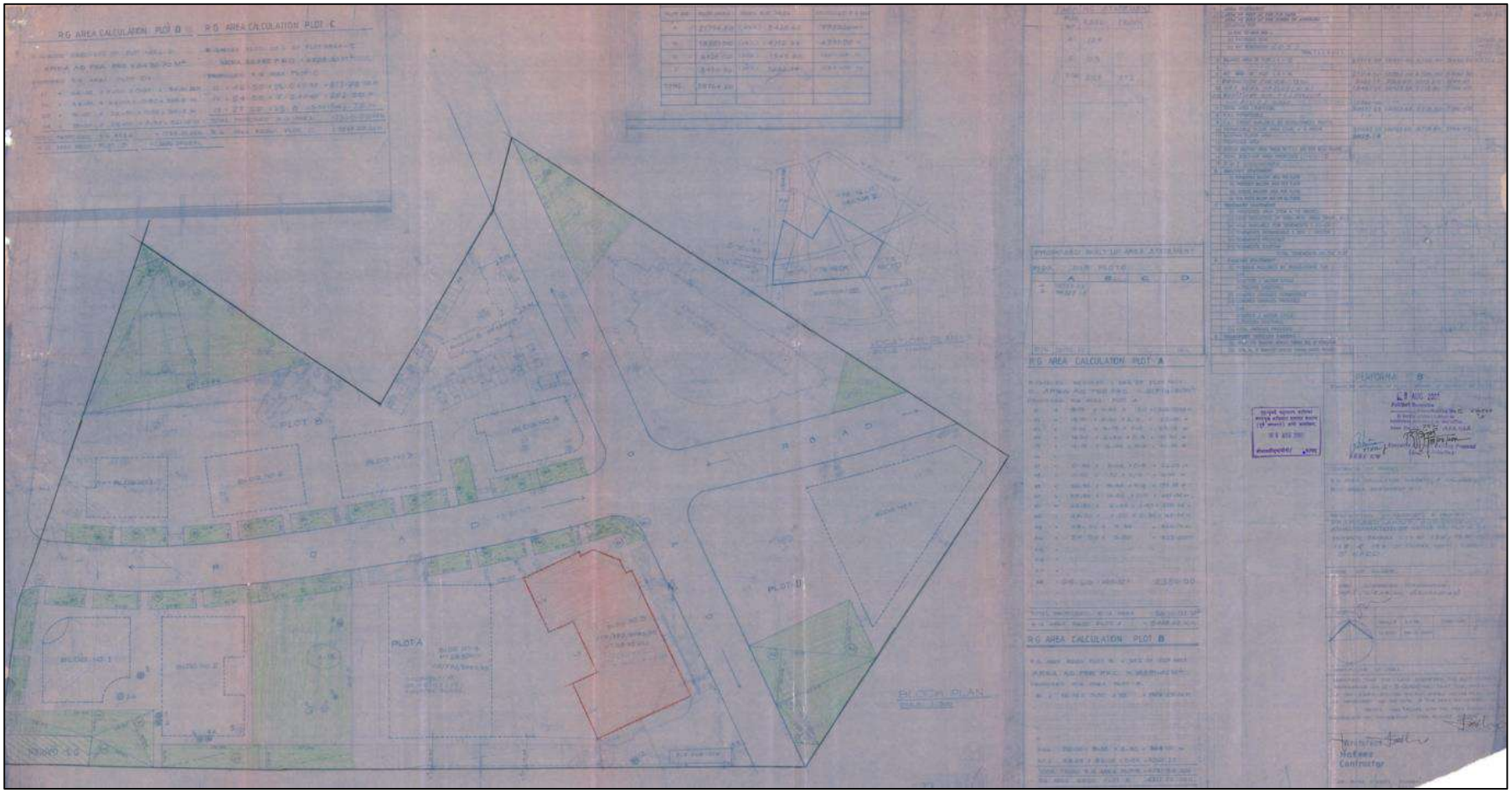


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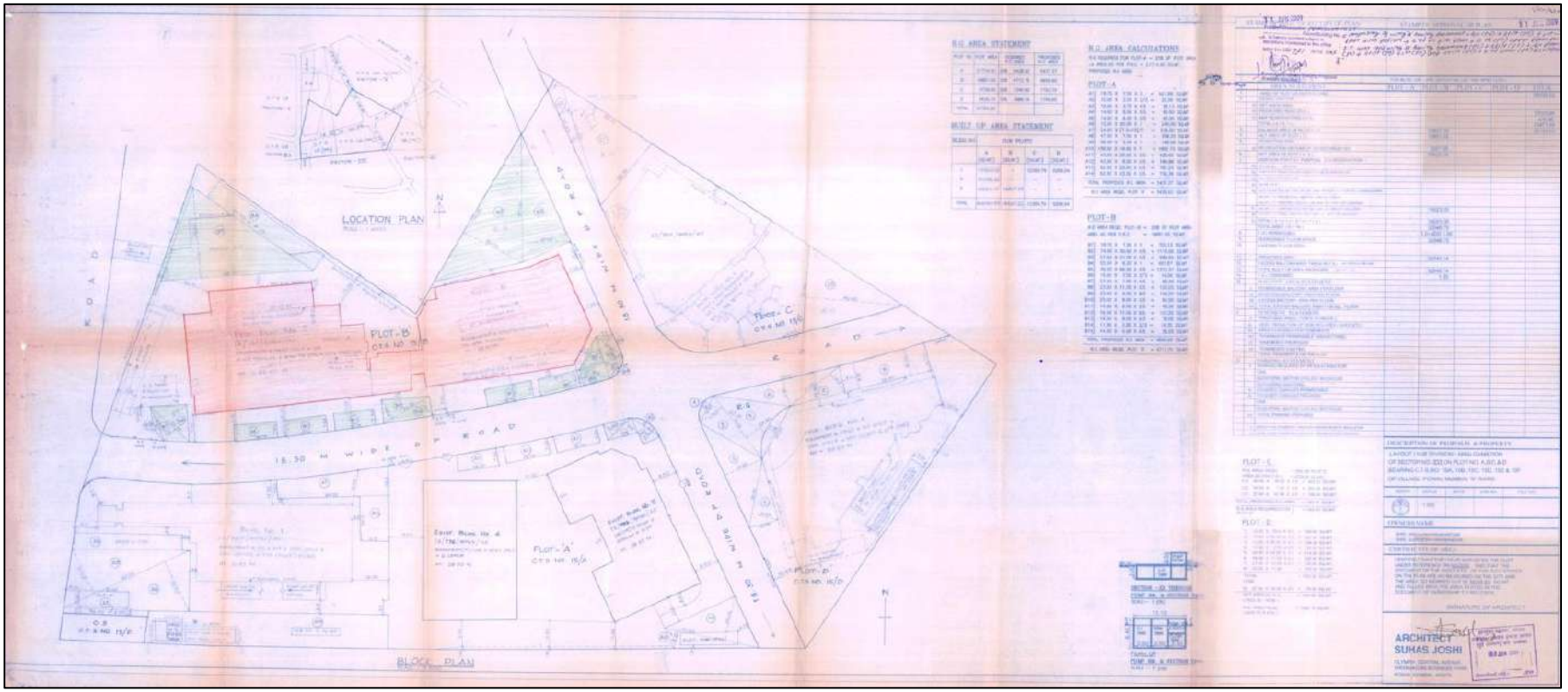
Source: Client Information

Spectra



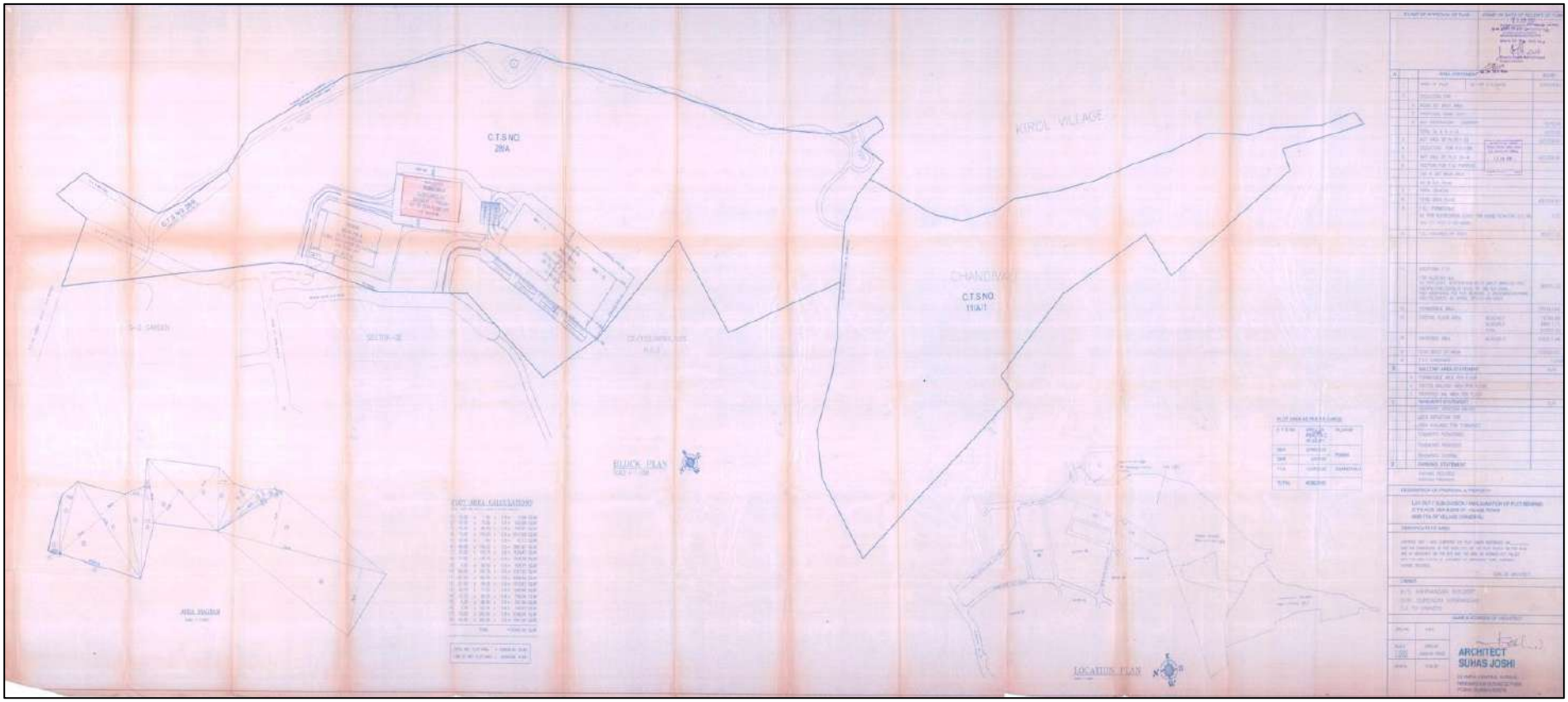
Source: Client Information

Ventura A



Source: Client Information

Winchester



Source: Client Information

Annexure 4: Property Photographs













Annexure 5: Statement of Key assets

Building Name	Alpha	Crisil House	Delphi	Fairmont	One Boulevard
HVAC	Split AC X1 Air Conditioner X10	Split AC X1	Split AC X1 Air Conditioner X21	Split AC X1	Air Handeling Unit X1
Fire Fighting System	Main Fire Hydrant Motor X2 Jockey Fire Hydrant X1 Jockey Pump with Motor X1 Booster Pump with Motor X1	Main Fire Hydrant x1 Main Fire Sprinkler X1 Main Fire Sprinkler Jockey Pump X1 Diesel Pump X1 Booster Pump with Motor X1	Main Fire Hydrant x1 Main Fire Sprinkler X1 Main Fire Hydrant Jockey Pump X1 Main Fire Sprinkler Pump X1 Booster Pump with Motor X1	Main Fire Hydrant x1 Main Fire Sprinkler X1	Main Fire Hydrant x1 Main Fire Sprinkler X1 Jockey Pump with Motor X1 Booster Pump with Motor X1
Water Pump	Domestic Water Flushing X1 Water Pump X1	Domestic Water X1 Flushing Water Pump X1	Domestic Water X1 Flushing Water Pump X1	Domestic Water X1 Flushing Water Pump X1	Domestic Water X1 Flushing Water Pump X1
Water Treatment	NA	Pump X2 Softner X1 Sand Filter X1 Carbon Filter X1 Dosing Pump X1 Dosing Water Tank X1	NA	NA	NA
Sewage Treatment Plant	NA	NA	Sluge Recirculation Pump X1 Dosing Pump X1 Sewage Treatment Plant X1 Priming Tank X1	NA	NA
Fire Alarm System	Fire Alarm panel X1	NA	Fire Alarm Panel X2	Fire Alarm panel X1	Fire Alarm panel X1
Electrical Panel	Common Services X1 Changeover & Metering Panel X1 Fire Fighting Panel X2	Changeover Panel (Fire & Ventilaion X1 Common Services X1	Common Services X2 Changeover & Metering Panel X1 Changeover Panel - Fire Pump Panel X1	Common Services X1 ATS Panel X1	Common Services X1 Air Handeling Unit X1
Air Conditioning System	NA	NA	NA	NA	AC X2
Elevator	Elevator - Passanger X4	Elevator Passanger X2	Elevator Passanger X3	Elevator Passanger X1 Elevator - Service X2	Elevator Passanger X1
E&M	NA	NA	Pump X3	NA	NA
UPS System	UPS X1	UPS X1	UPS X1	UPS X1	UPS X1
PA System	NA	NA	Amplifier X1	Booster Amplifier X1 Mixer Amplifier X1	NA
DG	NA	NA	DG x1	DG x1	DG x1
FAS System	NA	NA	NA	NA	Main Panel X1
Pump	NA	NA	NA	NA	Raw Sewage Pump X2
DOL Starter	NA	NA	NA	NA	DOL Starter X1
1.5 Ton Ac outdoor unit	NA	NA	NA	NA	NA
Inverter	NA	NA	NA	NA	NA
Plumbing System	NA	NA	NA	NA	NA

Source: Client Information

Building Name	Prudential	Spectra	Ventura A	Winchester
HVAC	Vrf System X8	Split AC X1 Air Conditioner X1	Air Conditioner X1	Air Conditioner X6
Fire Fighting System	Main Fire Hydrant x1 Booster Pump with Motor X1	Main Fire Hydrant x1 Main Fire Hydrant Jockey Pump X1 Booster Pump with Motor X1	Main Fire Hydrant x1 Main Fire Sprinkler X1 Jockey Pump with Motor X1 Booster Pump with Motor X1 Diesel Pump X1	Main Fire Hydrant x1 Main Fire Sprinkler X1 Jockey Pump with Motor X1 Booster Pump with Motor X1 Diesel Pump X1
Water Pump	Domestic Water X3 Flushing Water Pump X2	Domestic Water X2 Flushing Water Pump X2	Domestic Water X1 Flushing Water Pump X1 Raw Water Pump X1 Flushing Pump Water level Controler X1	Low Zone Flushing Pump Motor X3 Low Zone Flushing Pump Motor X3
Water Treatment	NA	NA	NA	NA
Sewage Treatment Plant	NA	NA	NA	NA
Fire Alarm System	Fire Alarm panel X1	Fire Alarm panel X1	NA	Fire Alarm panel X1
Electrical Panel	Common Services X2 Changeover & Metering Panel X1 ATS Panel X1	Common Services X1 Changeover & Metering Panel X1 ATS Panel X2	Common Services X2 Changeover & Metering Panel X1 Emergency Lighting X1 Changeover & Metering Panel(Fire) X1	Common Services X1 Common Lighting X2 Emergency Lighting X1
Air Conditioning System	NA	NA	NA	NA
Elevator	Elevator Passanger X1	Elevator Passanger X1	Elevator Passanger - High Rise X1 Elevator Passanger - Low Rise X1 Elevator - Service X1 Elevator - Studio - Nitin Desai X1 Elevator - Harris Bar & Sigri	Elevator Passanger X2 Elevator - Service X1 Elevator Supervisory Panel 1
E&M	NA	NA	NA	NA
UPS System	UPS X1	UPS X1	UPS X3	UPS BMS (01 KVA UPS) X1 UPS Common lighting (20KVA UPS) X1
PA System	NA	NA	NA	NA
DG	DG x1	DG x1	DG x1	DG x3
FAS System	NA	NA	NA	NA
Pump	NA	NA	NA	NA
DOL Starter	NA	NA	DOL Starter X1	NA
1.5 Ton Ac outdoor unit	NA	NA	split Ac for cooling purpose of PA rack x4	NA
Inverter	NA	NA	Inverter X1	NA
Plumbing System	NA	NA	NA	Hydropneumatic System

Source: Client Information

Annexure 6: List of sanctions and approvals

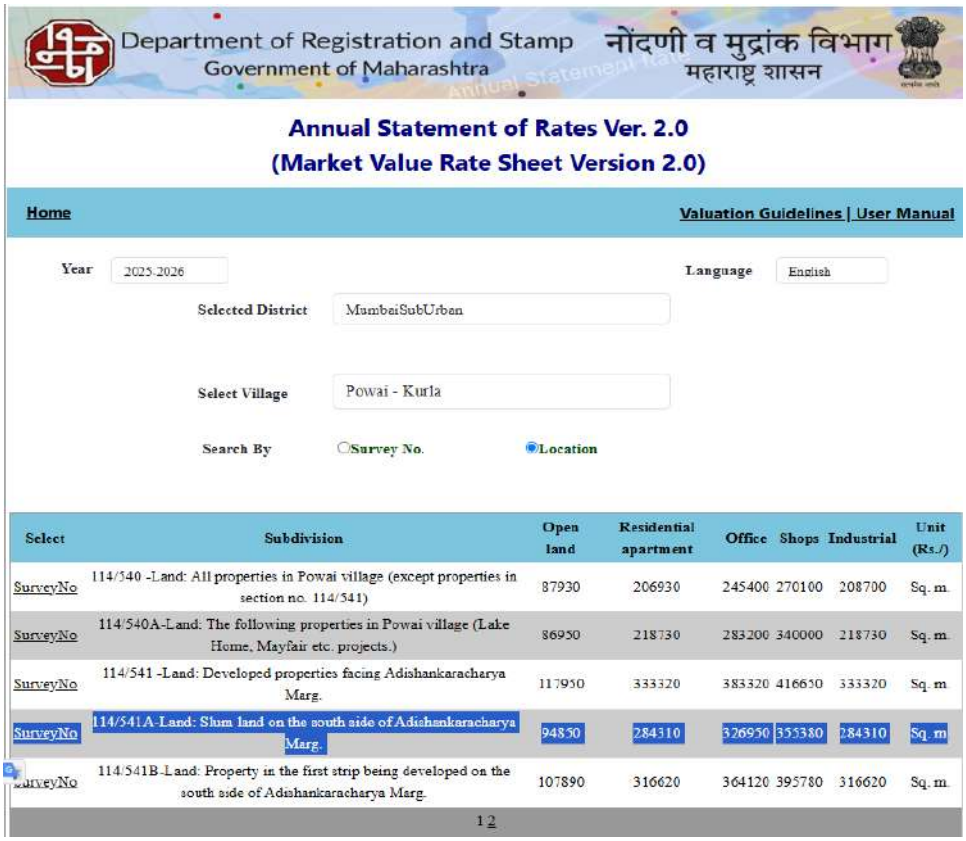
List of one-time sanctions/approvals which are obtained or pending

Approvals Received

a) Building Plan Approvals for all existing buildings and amendments thereof
b) Full Occupancy Certificates received for all the existing/operational buildings
c) Sewerage Approvals for all buildings and the common campus area
d) Approved Zoning plan
e) Approved Master Plan
f) Consent to Establish (CTE)
g) Environment Clearance Certificate
h) One-time Fire NOC
i) Height clearance NOC from AAI
j) SEZ Notification by The Gazette of India
k) Forest NOC
l) Consent to Operate (CTO)
m) Fire Form B
n) Architect's Certificate

Annexure 7: Ready Reckoner Rate and Land Rate

Alpha



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Select Village: Powai - Kurla
Search By: Survey No. Location

Select	Subdivision	Open land	Residential apartment	Office	Shops	Industrial	Unit (Rs./)
SurveyNo	114/540 -Land: All properties in Powai village (except properties in section no. 114/541)	87930	206930	245400	270100	208700	Sq. m.
SurveyNo	114/540A-Land: The following properties in Powai village (Lake Home, Mayfair etc. projects.)	86950	218730	283200	340000	218730	Sq. m.
SurveyNo	114/541 -Land: Developed properties facing Adishankaracharya Marg.	117950	333320	383320	416650	333320	Sq. m.
SurveyNo	114/541A-Land: Slum land on the south side of Adishankaracharya Marg.	94850	284310	326950	355380	284310	Sq. m.
SurveyNo	114/541B-Land: Property in the first strip being developed on the south side of Adishankaracharya Marg.	107890	316620	364120	395780	316620	Sq. m.

1 2

One Downtown Central



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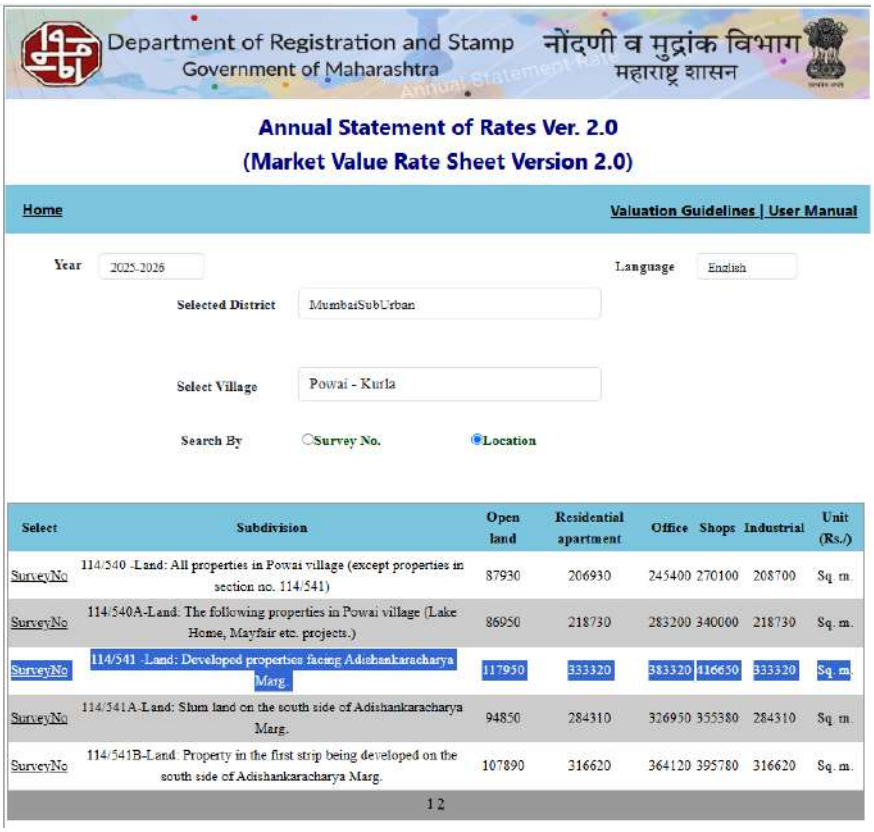
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1 2

Delphi



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1 2

Fairmont



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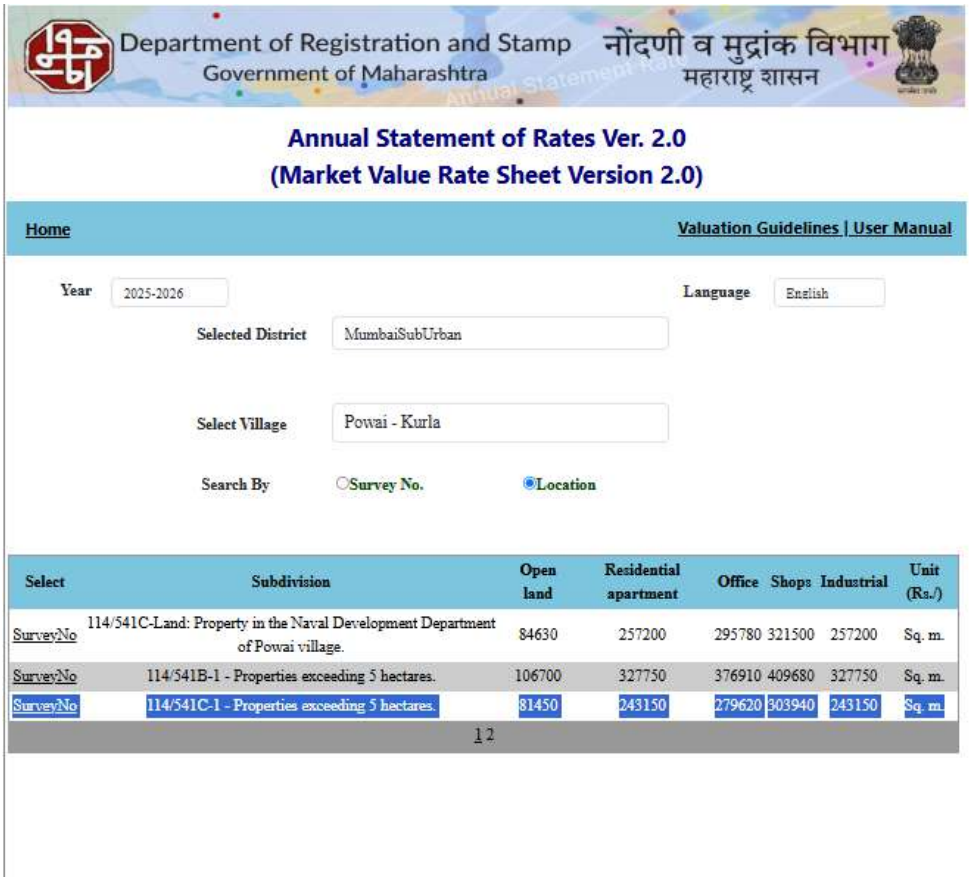
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1 2

Winchester



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Search By: Survey No. Location

Select	Subdivision	Open land	Residential apartment	Office	Shops	Industrial	Unit (Rs./)
SurveyNo	114/541C-Land: Property in the Naval Development Department of Powai village.	84630	257200	295780	321500	257200	Sq. m.
SurveyNo	114/541B-1 - Properties exceeding 5 hectares.	106700	327750	376910	409680	327750	Sq. m.
SurveyNo	114/541C-1 - Properties exceeding 5 hectares.	81450	243150	279620	303940	243150	Sq. m.

1 2

Prudential



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1 2

Spectra


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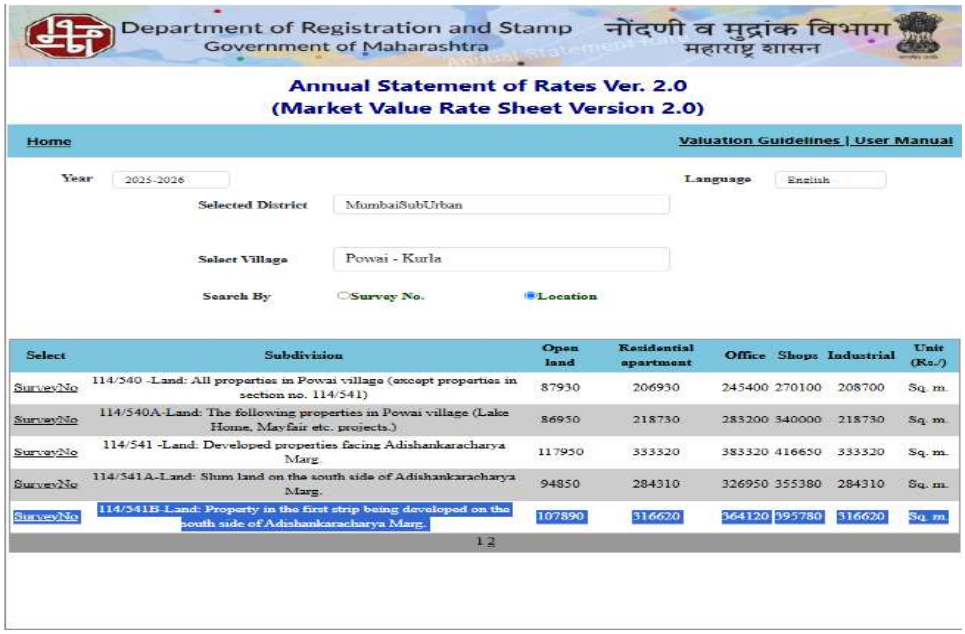
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1 2

One Boulevard


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1 2

Ventura A



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Select Village: Powai - Kurla

Search By: ○Survey No. ●Location

Select	Subdivision	Open land	Residential apartment	Office	Shops	Industrial	Unit (Rs./)
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SurveyNo	114/541B-Land: Property in the first strip being developed on the south side of Adishankaracharya Marg.	107890	316620	364120	395780	316620	Sq. m.

1 2

Annexure 8: Major Repairs Undertaken and Proposed in the subject property

- Repurposed office areas to prime high street retail areas to achieve 88% rental re-rating;
- Addition of new retail area of 31,000 sf and office area of 56,000 sf by converting excess parking space and terrace areas in Ventura A, resulting in enhancement of 21% of the building area;
- Creation of premium F&B retail space in Delphi which anchors reputed F&B brands;
- Upgradation of landscaping in Winchester, Fairmont and Spectra-Prudential, and completion of the pedestrian gateway to connect Winchester and Fairmont with Downtown Powai – SEZ to provide easy access to upgraded spaces and amenities for all occupiers;
- Addition of escalator to facilitate easy access to upgraded Spectra-Prudential podium and repurposed a recently vacated office space to a retail space to achieve 33% rental re-rating;
- Provided a modern food court with multi-cuisine restaurant and a modern collborative break-out space in Winchester; and
- Upgradation of lobbies and drop off points in Delphi, Ventura A, Winchester and Fairmont to create a distinguished entrance and access experience.

Annexure 9: Environmental Considerations

Source for Environmental Considerations is as listed below:

- Document No (bis.gov.in)
- https://www.bmtpc.org/DataFiles/CMS/file/map%20of%20india/wind-india.pdf
- PowerPoint Presentation (ndma.gov.in)

Annexure 10: Information Received from Client

Information provided by the client are as listed below:

1. Rent Roll
2. Architects Certificate

Additional Information:

- Capex Details
- O&M Income and Expense
- CIOP Income and Expense
- Property Tax details

Annexure 11: Caveats & Limitations

1. The Valuation Report (hereafter referred to as the "Report") covers specific markets and situations that are highlighted in the Report based on independent market report prepared by Cushman and Wakefield and does not entail any comprehensive analysis of the market and the industry given the nature of the scope of the assignment.
2. The opinions expressed in the Report are subject to the limitations expressed below.
    a. The valuation method adopted is based on the Valuer's expertise and knowledge taking into account the forecasts on demand, supply and pricing as undertaken by Cushman and Wakefield as part of an independent market/ industry research and considered to be relevant and reasonable at that point of time. The Report and the opinions therein do not constitute any recommendation to ***Brookfield India Real Estate Trust*** (or "the Client") or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and bases on which these opinions have been expressed and is not recommended as an input to any financial decision.
    b. It should be noted that the valuation is based upon the facts and evidence available at the time of conduct of the valuation and applicable on the date of valuation. It is therefore recommended that these valuations be periodically reviewed.
    c. Changes in socio-economic and political conditions could result in a substantially different situation than those presented herein. The Valuer assumes no responsibility for changes in such external conditions.
    d. The Valuer has relied on the independent market report prepared by Cushman and Wakefield and his own macro understanding of the market through readily available information in public domain. Hence, no direct link is sought to be established between the macro-level understandings on the market with the assumptions estimated for the analysis herein.
    e. The services provided is limited to valuation of the Subject Property primarily comprising Land and Building and any part thereof and does not constitute any audit, survey, due diligence, tax related services or an independent validation of the projections. Accordingly, no opinion has been expressed on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated, and should not be used for any other purpose.
    f. While the information included in the Report is accurate and reliable to the best of the knowledge of the Valuer, no representations or warranties, expressed or implied, as to the completeness of such information is being made. The Valuer shall not undertake any obligation to update or supplement any information contained in the Report save as provided for in the Agreement.
    g. Apart from the sources already mentioned in the report, the Valuer has relied on readily available public information for the purpose of preparing this report.

3. The Report reflects matters as they currently exist. Any changes thereon may materially affect the information contained in the Report.
4. All assumptions made in order to determine the valuation of the Subject Property is based on information or opinions as current. In the course of the analysis, the Valuer has relied on information or opinions, both written and verbal, as obtained from the Clients as well as from third parties provided with, including limited information on the market, financial and operating data, which has been accepted as accurate in bona-fide belief. No responsibility is assumed for technical or specialised information furnished by the third-party organizations and this is bona-fidely believed to be reliable.
5. No investigation of the title of the assets has been made and owners' claims to the assets is assumed to be valid unless anything contrary is mentioned in the main report. No consideration is given to liens or encumbrances, which may be against the assets. Therefore, no responsibility is assumed for matters of a legal nature.
6. The Valuer's total aggregate liability to the Client including that of any third party claims, in contract, tort including negligence or breach of statutory duty, misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the services is limited to an aggregate sum not exceeding the total fees paid for each instruction accepted. Unless specifically mentioned otherwise in the main report. The Valuer shall not be liable for any pure economic loss, loss of profit, loss of business, depletion of goodwill, in each case whether direct or indirect or consequential or any claims for consequential loss compensation whatsoever which, arise out of or in connection with services provided under this engagement.
7. The Client including its agents, affiliates and employees, must not use, reproduce or divulge to any third party any information it receives from the Valuer for any purpose.
8. This engagement shall be governed by and construed in accordance with Indian laws and any dispute arising out of or in connection with the engagement, including the interpretation thereof, shall be submitted to the exclusive jurisdiction of courts in New Delhi.

VALUATION REPORT

Candor TechSpace K1, Rajarhat, Kolkata

Date of Valuation: 30th September 2025

Date of Report: 1st November 2025

Submitted to: Brookfield India Real Estate Trust

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, 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 other purpose other than the purpose as agreed upon in the addendum dated 28th of August 2024 to Letter of Engagement ("LOE") dated 23rd December 2022 and addendum to LOE dated 22nd September 2023, without the prior written consent of the Valuer.

The information in this report reflects prevailing conditions and the view of Valuer as of this date, 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 LOE dated 23rd December 2022. 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.

Executive Summary

Candor TechSpace IT/ITeS SEZ (K1), Rajarhat, Kolkata		
Valuation Date:	30th September 2025	 Tower A2 of Subject Property
Site Visit Date:	3rd April 2025	
Valuation Methodology:	Discounted Cash Flow using Rental Reversion	
Valuation Purpose:	Disclosure of valuation of assets forming part of portfolio of Brookfield India REIT in accordance with the SEBI (REIT) Regulations, 2014	
Location / Situation:	Candor Techspace K1 (herein after referred to as K1 and/ or Subject Property) is located at Plot No. 1, DH Street no. 316, New Town, Rajarhat, North 24 Parganas, West Bengal, one of the established office destinations of Kolkata. The Subject Property is accessible via two roads viz. Major Arterial Road on West and Street No. 0368 on North. It is well connected with other parts of the city through Major Arterial Road (East-West) on West and Street No. 0368 on North. It is located in a micro market which has seen a shift from the central business district of Kolkata. 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 various office developments such as DLF IT Park 1, DLF IT Park 2, Synthesis, Ambuja Ecospace, and Mani Casadona, etc.	 Swimming Pool of Subject Property  View of Subject Property
Description:	K1 constitutes Completed/ Operational (with OC received), Under construction along with future development buildings. The details of the same are: • Completed/Operational Buildings (12) : Tower A1, A2, A3, B1, B2, B3, C1*, C2*, C3*, G1, G2 & G3 • Under Construction (1) : Tower F • Future development (4) : Tower D1, D2, D3 & Retail The completed buildings collectively admeasure 31,67,314 sq. ft. of leasable area. Currently the committed occupancy in the completed building is 98.82%**. As per the information provided by the Client 6,54,749 sq. ft. of leasable area has been converted into Non SEZ area. Tower F of the Subject Property is an under construction commercial development with a potential leasable area of 5,75,580 sq. ft. The same is expected to be completed by Q3 FY 2026–27. As on the date of Inspection, columns are erected, and slab work of individual floors are under-progress.	 Internal View of Subject Property

	Future Developments include IT/ITeS development having potential leasable area of 5,84,916 sq. ft. and a Mixed-use development having leasable area of 15,23,492 sq. ft. The leasable area of the future development is indicative and is subject to change once the internal business plans are in place or the construction is completed. The IT/ITeS development is expected to be completed by Q4 FY 2031–32 and mixed-use development is expected to be completed by Q1 FY 2032–33. The Subject Property offers interactive spaces and other amenities including cafeteria, creche, convenience store, gymnasium, medical wellness centre, electrical vehicle charging station etc.	
Total Area:	Total Land Area: 48.38 Acres Completed Leasable Area: 31,67,314 sq. ft. Under Construction Leasable Area: 5,75,580 sq. ft. Future Development Leasable Area: 21,08,408 sq. ft. Total Leasable Area: 58,51,302 sq. ft.	

Source: Architect's Certificate (Dated: October 27, 2025), Rent Roll as at30th September, 2025, Lease Deeds / Leave and Licence Agreements and Client Information.

**Towers C1, C2 and C3 have partial occupancy certificates. Full occupancy certificates will be obtained once the entire project is completed. These buildings are fit for occupation as Information Technology and IT enabled services business (use group)/ Business building for the portion, which has received the occupancy certificates.*

***Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area.*

MARKET VALUE OF THE SUBJECT PROPERTY

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property (Completed Building, Under construction and Future Development) comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property, as on 30th September 2025, is as follows:

Component	Market Value as on	In Figures	In Words
Completed Building	30th September 2025	INR 27,216 Million	Indian Rupees Twenty-Seven Billion Two Hundred and Sixteen Million Only
Under construction* / Future Development	30th September 2025	INR 5,506 Million	Indian Rupees Five Billion Five Hundred and Six Million Only

**Includes 0.58 msf of commercial cum retail development which is under construction, wherein Gurgaon Infospace Limited (GIL) shall pay Candor Techspace K1 a sum of INR 1,000 million (inclusive of GST) (out of which INR 864 million has already been received) in instalments and be entitled to receive 28% of revenue comprising rentals, CAM margins, parking and any other revenue.*
Note: REIT's share in asset: 100%.

This summary is strictly confidential to the addressee. It must not be copied, distributed or considered in isolation from the full report

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From: L. Anuradha, MRICS
IBBI Registered Valuer (L&B)
(IBBI/RV/02/2022/14979)

To:	**Brookfield India Real Estate Trust**
Property:	**Candor Techspace K1, Rajarhat, Kolkata**
Report Date:	**1st November 2025**
Valuation Date:	**30th September 2025**

A REPORT

1 Instructions

Brookfield India Real Estate Trust (hereinafter referred to as the "Instructing Party" or the "Client"), has appointed Ms. L. Anuradha, MRICS, registered as a valuer 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 as the "Valuer"), in order to undertake the valuation of office property located in Kolkata (hereinafter referred to as "Subject Property" and/or "Candor Techspace K1") for the disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange. The property and interests valued as part of this valuation exercise are detailed in Part C of this report. The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Annexure 11 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

2 Professional Competency of The Valuer

Ms. L. Anuradha Vijay is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset classes of Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since September 2022. She completed her Bachelor's in Architecture in 2002 and Master's in Planning from School of Planning & Architecture in 2004.

L. Anuradha (IBBI registration No. IBBI/RV/02/2022/14979) as a registered valuer entity under Section 247 of the Companies Act, 2013 and The Companies (Registered Valuer and Valuation) Rules, 2017 has more than 20 years of experience in the domain of urban infrastructure, valuation and real estate advisory. She was working as an Associate Director for Cushman and Wakefield (hereinafter referred as the "C&WI") from 2013-2022 and was leading the team for Tamil Nadu, Kerala and Sri Lanka. Prior to joining C&WI, she has been involved in various strategy level initiatives in Institutional development and Infrastructure for donor agencies and various Government and Private clients. L. Anuradha worked with SIVA group in the M&A practice where

she was involved with the financial appraisal and valuation of real estate projects. Prior to this she has worked with PriceWaterhouse Coopers in the Government, Real estate and Infrastructure Development Practice where she was involved in carrying out financial appraisal and strategies for some of the State Governments in India. Her foundation in real estate valuation was at Jones Lang LaSalle where she worked for 3 years on multiple valuations and entry strategies for Indian NBFCs and funds.

Her last employment was at C&WI. As an Associate Director of the Valuation and Advisory team at C&WI, Ms. L. Anuradha provided support on identified business/ new opportunities, evaluated proposals for new property investments and/ or dispositions while providing analytical support for Investment recommendations. L. Anuradha was also key personnel in carrying out the Market study for the Mindspace REIT micro markets in India. She has undertaken valuations exercises for multiple private equity/real estate funds, financial institutions, developers and corporates across asset classes of commercial, retail, residential and hospitality. Her clientele included HDFC, Xander, DLF, RMZ, Embassy Group, CapitaLand, Tata Capital, Tata Realty, TVS group etc.

3 Independence and Conflicts of Interest

The Valuer confirms that there are no conflicts of interest so far as discharging her duties as a Valuer for the subject properties/ business is concerned and has undertaken the valuation exercise without the presence of any bias, coercion, or undue influence of any party, whether directly connected to the valuation assignment. There has not been any professional association with the Client or the Subject Property in past five years from the date of this report.

The Valuer or any of her employees involved in valuing the assets of the REIT have not invested nor shall invest in securities of any of the Subject Property being valued till the time she is designated as Valuer and not less than six months after ceasing to be a Valuer of the REIT.

4 Purpose of Valuation

The Report is being prepared to be relied upon by the Reliant Parties and inclusion, as a whole, a summary thereof or any extracts of the report, in any documents prepared in relation for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

5 Basis of Valuation

Given the purpose of valuation as mentioned above, the valuation exercise has been carried out to estimate the “Market Value” of the Subject Property in accordance with the IVSC International Valuation Standards as effective from 31 January 2025 and as applicable on the date of valuation.

"Market Value" is defined according to 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 and where the parties had each acted knowledgeably, prudently and without compulsion.*'

6 Valuation Approach & Methodology

Understanding of the Subject Property	• Conduct site visit of the Subject Property to understand location and site dynamics. • Assess the nature of Subject Property. • Understand from documents provided and inputs from client, if there are any other covenants with respect to the marketability of the Subject Property
Assessment	• Conduct Market Research to arrive at relevant assumptions and inputs • Determining appropriate valuation methodology and conducting valuation procedures to determine fair value • Sharing draft valuation report with Client.
Submission of Report	• Providing final value conclusion and report to the Client

The basis of valuation for the Subject Property being Market Value, the same has been derived by the following approach:

Discounted Cash Flow Method using Rental Reversion

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the property to prospective tenants, typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In order to arrive at a unit value for these tenancies, we have considered the impact of such sub/above market leases on the valuation of the Subject Property.

For the purpose of valuation of the Subject Property, Income Approach – Discounted Cash Flow Method using Rental Reversion has been adopted.

7 Assumptions, Departures and Reservations

This valuation report has been prepared on the basis of the assumptions within the instructions (Caveats & Limitations) detailed in Annexure 11 of this report. The development mix, built up area, land area and lease details such as lease rent, lease commencement and lease end date, lock – in period, escalation terms, etc. pertaining to the subject properties is based on the appropriate relevant documents which has been provided by the Client and the same has been adopted for the purpose of this valuation.

8 Inspection

The Subject Property was inspected on 3rd April 2025 by the Valuer. No measurement or building survey has been carried out as part of the valuation exercise. The Valuer has relied entirely on the site areas provided by the Client, which have been assumed to be correct. Based on the discussions with the client it has been assumed that no material change in the condition of the Subject Property has taken place.

9 General Comment

A valuation is a prediction of price, not a guarantee. By necessity it requires the Valuer to make subjective judgments that, even if logical and appropriate, may differ from those made by a purchaser, or another Valuer. Historically it has been considered that valuers may properly conclude within a range of possible values.

The purpose of the valuation does not alter the approach to the valuation.

Subject Property values can change substantially, even over short periods of time, and thus the valuation of the Subject Property herein could differ significantly if the date of valuation was to change.

This report should not be relied upon for any purpose other than for which this valuation exercise has been undertaken for.

10 Confidentiality

The contents of this Report are intended for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents except as maybe required in connection with disclosure of valuation of assets, forming part of the portfolio of Brookfield India REIT under the applicable law.

11 Authority

The Client acknowledges and agrees that the Valuer's services hereunder (including, without limitation, the Deliverables itself and the contents thereof) are being provided solely to the Client in relation for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as

per fair value accounting under Indian Accounting Standards (Ind AS 40) and disclosure in the Documents and in the valuation report, as may be required.

The Valuer consents to the usage of his name as an expert, in relation to the Report, in the Documents. If the Client desires to use the Deliverables or the Valuer's name in any other offering other than the Documents as contemplated under the LOE, then the Client shall obtain the Valuer's prior written approval for such usage. The Client shall indemnify the Valuer for any losses suffered by her due to such usage other than for the purpose as contemplated under the LOE. Additionally, the Client herewith consents to provide or cause to be provided, an indemnification agreement in his favor, reasonably satisfactory to her for any use of the Report other than for the purpose permitted under the LOE. It is however clarified that the indemnity shall not cover any losses resulting from the use of the Report for the purpose stated above including disclosure in the Documents and in the valuation report.

12 Reliant Parties

The reliance on the valuation reports prepared as part of this engagement to **Brookprop Management Services Private Limited ("Manager"), the Brookfield India REIT ("Brookfield REIT")** and auditors, debenture trustees, stock exchanges, unit holders of the REIT, Securities and Exchange Board of India (SEBI), credit rating agencies and Axis Trustee Services Limited, the trustee to the **Brookfield REIT (Trustee")** for the purpose as highlighted in this report (valuation). The reliant parties shall also include auditors, lawyers and book running lead managers. The Valuer, however, would extend no liability to such reliant parties.

The valuation exercise is conducted strictly and only for the use of the parties as stated above who need to rely on such valuation ("Reliant Party") and for the Purpose specifically stated. The Instructing Party shall make all reliant parties aware of the terms and conditions of the agreement under which this exercise is being undertaken and take due acknowledgements to the same effect.

13 Limitation of Liability

The Valuer shall endeavor to provide services to the best of its ability and professional standards and in bonafide good faith. Subject to the terms and conditions in the LOE, the Valuer's total aggregate liability to the Client arising in connection with the performance or contemplated performance of the services herein, regardless of cause and/or theory of recovery, shall not exceed the fee paid to the Valuer for the engagement.

The Valuer acknowledges that it shall consent to be named as an 'expert' in the Offer Documents and that its liability to any person, in its capacity as an expert and for the Report, shall be without any limitation and in accordance with law. In the event that the Manager, the sponsors, the trustee, the REIT or other intermediaries appointed in connection with disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Report, the Claim Parties will be entitled to require the Valuer to be a necessary party/respondent to such claim and she shall not object to her inclusion as a necessary party/ respondent. In all such cases, the Client agrees to reimburse/ refund to the Valuer, the actual cost (which shall include legal fees and external counsel's fee)

incurred by her while becoming a necessary party/respondent. If the Valuer does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defense in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against her in this regard.

14 Disclosure and Publication

The Valuer must not disclose the contents of this valuation report to a third party in any way, except as allowed under the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars. As per the terms and regulation 2(1) of the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars, it may be noted that the Valuation report is prepared in accordance with said REIT regulations.

15 Anti-Bribery & Anti-Corruption

Both Parties represents, warrants and undertakes that:

They are familiar with applicable Anti-Corruption Laws under the LOE including but not limited to Prevention of Corruption Act 1988 and will ensure that neither it nor any of its officers, directors, shareholders, employees and agents or any other person acting under its implied or express authority will engage in any activity, practice or conduct which would constitute an offence under, or expose or potentially expose either Party to any direct or indirect liability, under Applicable Anti-Corruption Laws;

It is further agreed that breach of any of the above undertakings shall be deemed to be a material breach of the Agreement and in case the Valuer is insisted upon or asserted by Client to violate any of the above said undertakings including Anti-Corruption regulations in any form or manner, on pretext of business relationship or otherwise, the Valuer shall have a discretionary right to terminate the LOE without any liability or obligation on her part.

Such termination of the LOE shall not in any way prejudice the rights and obligations (including payment for the services delivered under the LOE) already accrued to the Valuer, prior to such termination.

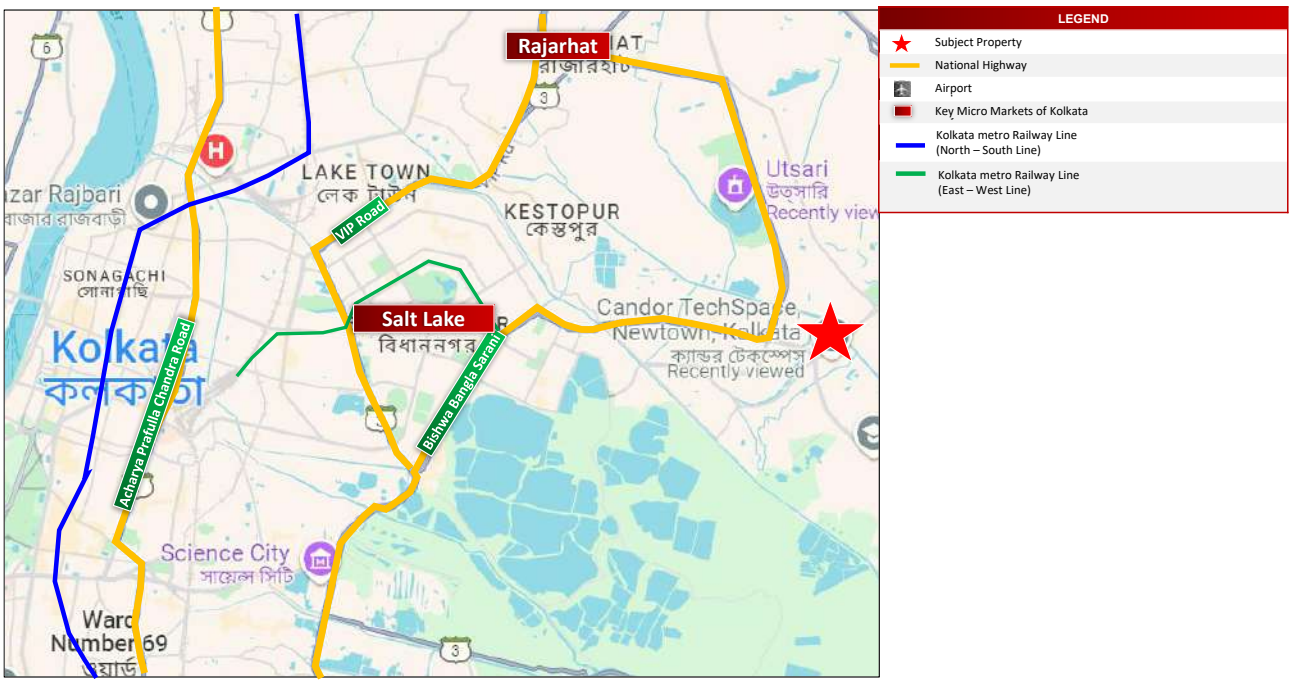
B Kolkata City Overview

For the purpose of the valuation exercise, reliance has been made on the market report prepared by Cushman and Wakefield India Private Limited (C&WI), who has been appointed by the Client as an independent consultant to carry out industry and market report.

1 Kolkata City Overview

Kolkata is the political and economic capital of West Bengal. It is the largest city in Eastern India, stretching across 1,480 sq. km. (205 sq. km. under Kolkata Municipal Corporation or KMC). Further, it is the seventh largest city of India in terms of area and population. The urban agglomeration of Kolkata is called Kolkata Metropolitan Area or KMA which stretches up to Kalyani Bansberia in the North, Barasat in the East, Baruipur in South-East and Pujali Uluberia in South-West.

The map below highlights the key office micro markets of Kolkata illustrating the geographical expanse of the office market. The micro markets covered for the analysis are the prime contributors to the office supply in the city.



Source: Cushman and Wakefield Research
(Map not to scale)

The table below highlights the key statistics of Kolkata's office micro markets:

Particulars	Kolkata*	^Rajarhat (Competitive REIT Micro Market)
Total Completed Stock till 9M CY 2025 (msf)	19.15	9.47
Current Occupied Stock till 9M CY 2025 (msf)	17.57	8.90
Current Vacancy 9M CY 2025 (%)	8.2%	6.0%
Avg. Annual Absorption – CY 2022 – 9M CY 2025 (msf)	0.99	0.30
Future Supply – Q4 CY 2025 E – CY 2027 E (msf)	1,34	0.58
Market Rent – 9M CY 2025 (INR psf / month)	43	42

Source: Cushman and Wakefield Research

Notes:

1. *Only Grade A office spaces have been considered for the analysis presented in the above table..*
2. **Brookfield India REIT's city market for the Subject Property.*
3. *^Competitive REIT's micro market within Brookfield India REIT's city market for Subject Property.*
4. *Stock ("stock" and / or "relevant stock") and Supply ("supply" and / or "relevant supply") numbers are excluding the non-IT buildings and IT buildings which are less than 1 lakh square feet in area and applying certain other criteria.*
5. *Vacancy and Net Absoption numbers are computed on the relevant stock.*
6. *The future supply estimates are based on analysis of proposed and under construction buildings.*
7. *The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
8. *Rentals presented above are weighted average values on completed stock.*

The Central Business District (CBD) of Kolkata office market constitutes Park Street, Camac Street, AJC Bose Road and Theatre Road. These micro markets are predominantly dotted with sub-investment grade structures and heritage buildings and have witnessed limited supply in the last few years. The Secondary Business District (SBD) of Kolkata office market constitutes Park Circus Connector and Rashbehari Avenue Connector. SBD got developed with the saturation of developable area in CBD. These micro markets constitute a mix of investment and sub-investment grade structures. The Peripheral Business District (PBD) of Kolkata office market constitutes Rajarhat and Salt Lake. The micro markets evolved as the city limits grew and requirement for quality office spaces emerged. The micro markets are dotted with modern infrastructure and amenities. The micro markets primarily constitute investment grade structures. It also houses campus developments for TCS, Cognizant etc.

The residential zones of Kolkata can be defined as a) Central Zone, which is the traditional city hub of Kolkata and presently faces saturation in supply. The residents of this zone typically fall under the High-Income Group (HIG) category. b) North Zone – areas closer to the Central zone are well developed and cater primarily to middle- and high-income group population, the same dwindles as we move further North which is presently a hub for affordable housing projects. c) East Zone is the strongest growth vector of the city. This includes Rajarhat (New Town), Salt Lake, Ultadanga, Kankurgachi, Lake Town, VIP Road, Maniktala and Narkeldanga. On the backdrop of significant

greenfield residential developments, this area ranks highest in terms of the potential real estate activity and is billed as the future of Kolkata. The key growth driver for this region is its proximity to Netaji Subhash Chandra Bose International Airport. d) South Zone of the city comprises of diverse areas – premium ones like Alipore, Ballygunge, Rashbehari, Gariahat and Tollygunge and affordable housing areas like Garia and Narendrapur in South-East and Maheshtala, Behala and Joka in the South-West.

The retail landscaping of Kolkata offers a mix of high street and retail mall formats. Park Street, Camac Street, Lindsay Street, Theatre Road, Elgin Road, Shyambazar and Hatibagan are few of the prominent high streets of Kolkata. East and South Kolkata houses few of the prominent retail mails viz. City Centre, Axis Mall, DLF Galleria, South City Mall, Metropolis Mall, Acropolis Mall etc.

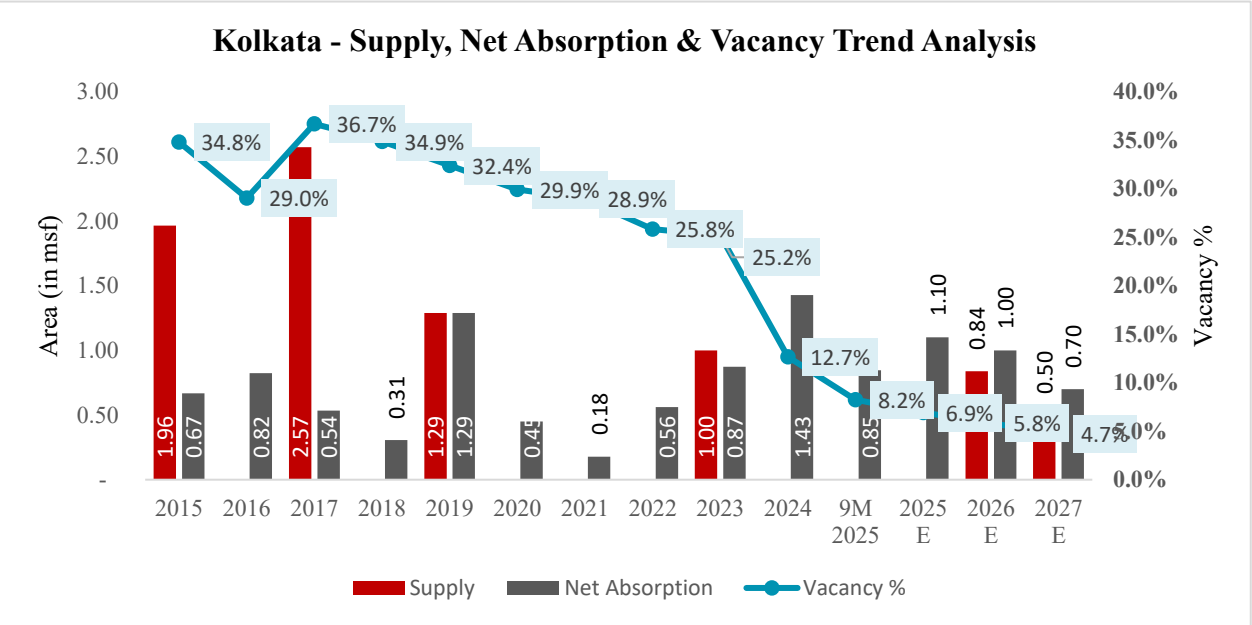
The major growth drivers for office market in Kolkata are:

- **Robust metro network underway for commute within Kolkata:** Kolkata was the first city to have metro railways in India in 1984, covering a stretch of 12 stations from Dum Dum to Tollygunge. The expansion of metro railway network would enhance connectivity viz. reducing the commute time significantly.
- **Presence of road, rail, air and water connectivity with the rest of India:** Kolkata has the strategic benefit of four-tier connectivity via roadways, railways, airways and waterways since pre-independence. In case of railway network, there are 12 Eastern Lines, 3 South-Eastern Lines, 1 Circular Line, 4 South Lines and 9 Chord lines. The major stations are Howrah Railway Station and Sealdah Railway Station. Kolkata is well connected across the city as well as with the entire country via various National Highways and water bridges. Kolkata is also a major port and together with the Haldia dock systems, the Kolkata Port Trust has been amongst the busiest in the country. Kolkata Port serves regular passenger traffic to Port Blair from the Netaji Subhas Docks. Netaji Subhash Chandra Bose Airport is an international airport operational since the early 1900s. Spread across 2,460 acres, it is the largest hub of air traffic for the Eastern corridor of the country.
- **City limits expanding to offer low occupation cost:** Kolkata has come a long way from an unstructured market to an organized one. Salt Lake Sector 5, New Town and Rajarhat have captured a huge part of the office market due to availability of well-maintained Grade A and Grade B office developments at competitive rates.
- **Presence of prominent educational institutes viz. Indian Statistical Institute, IIM, IIEST, Jadavpur University etc.:** With the presence of prestigious institutions like Presidency College, Jadavpur University, IIM, ISI, Shibpur University, etc., the city, year-on-year delivers fresh graduates to fulfil the manpower requirement of various industries across the nation. Further, West Bengal has one of the biggest manpower pools in India with resources available at all levels of the hierarchy.

- **Availability of resources at a lower cost:** Although Kolkata is a metro city having all amenities as are found in the other metros of India, the living cost in Kolkata is comparatively less. Thus, the cost of hiring is also lower as compared to that of other metropolitan cities.
- **Being the only office market in Eastern India:** Kolkata is the only active office market in Eastern India. Thus, it houses the zonal offices of all national players in the country and with the expansion of the city towards Rajarhat and New Town, companies are also considering branching out further due to the availability of Grade A facilities at comparatively cheaper rentals. However, in the recent past Bhubaneswar, Orissa is gaining some focus in the office market.

1.1 Supply, Absorption & Vacancy

The supply, absorption & vacancy trend for Kolkata is as follows:



Source: Cushman and Wakefield Research
Notes:

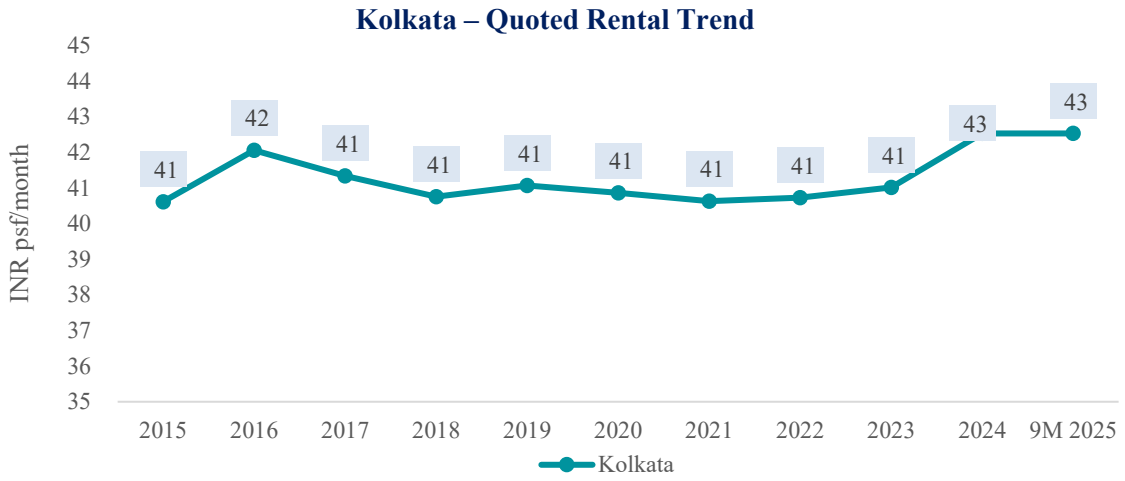
1. *Future supply estimates are based on analysis of proposed and under construction buildings, however future absorption estimates are derived basis past trends, current vacancy, and estimated supply.*
2. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*
3. *Stock ("stock" and / or "relevant stock") and Supply ("supply" and / or "relevant supply") numbers are excluding the non-IT buildings and IT buildings which are less than 1 lakh square feet in area and applying certain other criteria.*

Kolkata witnessed a positive annual average net absorption of approximately of 1 msf from CY 2022 to 9M CY 2025. Kolkata is the city of large space take ups by IT/ITeS occupiers (which is also evident by the built to suit supply / campus developments in the city) and has presence of occupiers like Wipro, Microsoft, Tech Mahindra, Cognizant, Genpact, Capgemini, ISI etc. Large developments by Brookfield, Emami and Ecospace are being planned in the city. This is expected to boost the real estate growth in the city.

The vacancy rate in the region is around 8.25% as of 9M CY 2025. However, with sustained occupier interest the vacancy is anticipated to reduce further in the upcoming future.

1.2 Rental Trend Analysis

The rental trend for Kolkata is as follows:



Source: Cushman and Wakefield Research

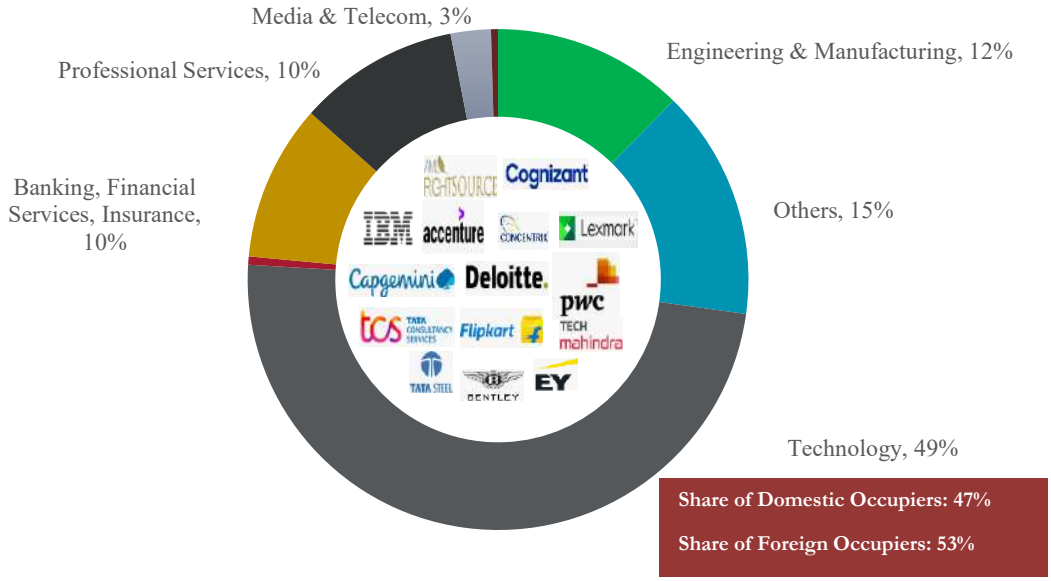
Notes:

1. *Only the relevant stock has been considered for this analysis excluding the non-IT buildings, the IT buildings which are less than 1 lakh square feet in area and applying certain other criteria.*
2. *The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters. Rentals for Brookfield India REIT properties have been sourced from client. These are actual transacted rentals which include Fresh leases, Term renewals and space extension by existing tenants. which happened at improved efficiency and the same has been adjusted to asset level efficiency.*
3. *Rentals presented above are weighted average values on completed stock.*

Due to enhanced mobility from expansion of metro connectivity and the upcoming East-West Metro corridor, the demand for office spaces is expected to rise and is likely result in positive impact on the rentals.

1.3 Sectoral Demand Analysis – Kolkata (CY 2015 – 9M CY 2025)

Key Industries present in Kolkata
(CY 2015 – 9M CY 2025 ~8.93 msf)



Source: Cushman and Wakefield Research

Notes:

1. *The lease transactions of less than 10,000 sq. ft. were ignored for this Domestic & Foreign bifurcation analysis.*
2. *Others include Automobile, Education, FMCG, Logistics & Shipping, Aviation, Diversified, Real Estate & Related Services, etc.*
3. *The sectoral absorption analysis is based on gross absorption activity of Kolkata's relevant stock i.e., including relocations, consolidations etc.*

Technology is the dominant sector in Kolkata which has generated a demand of 49%. The other prominent contributors to the demand are Engineering and Manufacturing (12%), Professional Services (10%) and BFSI (10%). The mix of domestic and foreign occupants in Kolkata is 47:53.

2 Rajarhat- Competitive REIT Micro Market

Candor Techspace (K1) is a freehold, Grade A asset located in Rajarhat micro market of Kolkata, with well – planned infrastructure, proximity to residential areas and established social infrastructure.

2.1 Overview

Rajarhat micro market forms a part of New Town Planning Area (NTPA). This competitive REIT micro market is being developed under the development authority named West Bengal Housing Infrastructure Development Corporation (WBHIDCO).

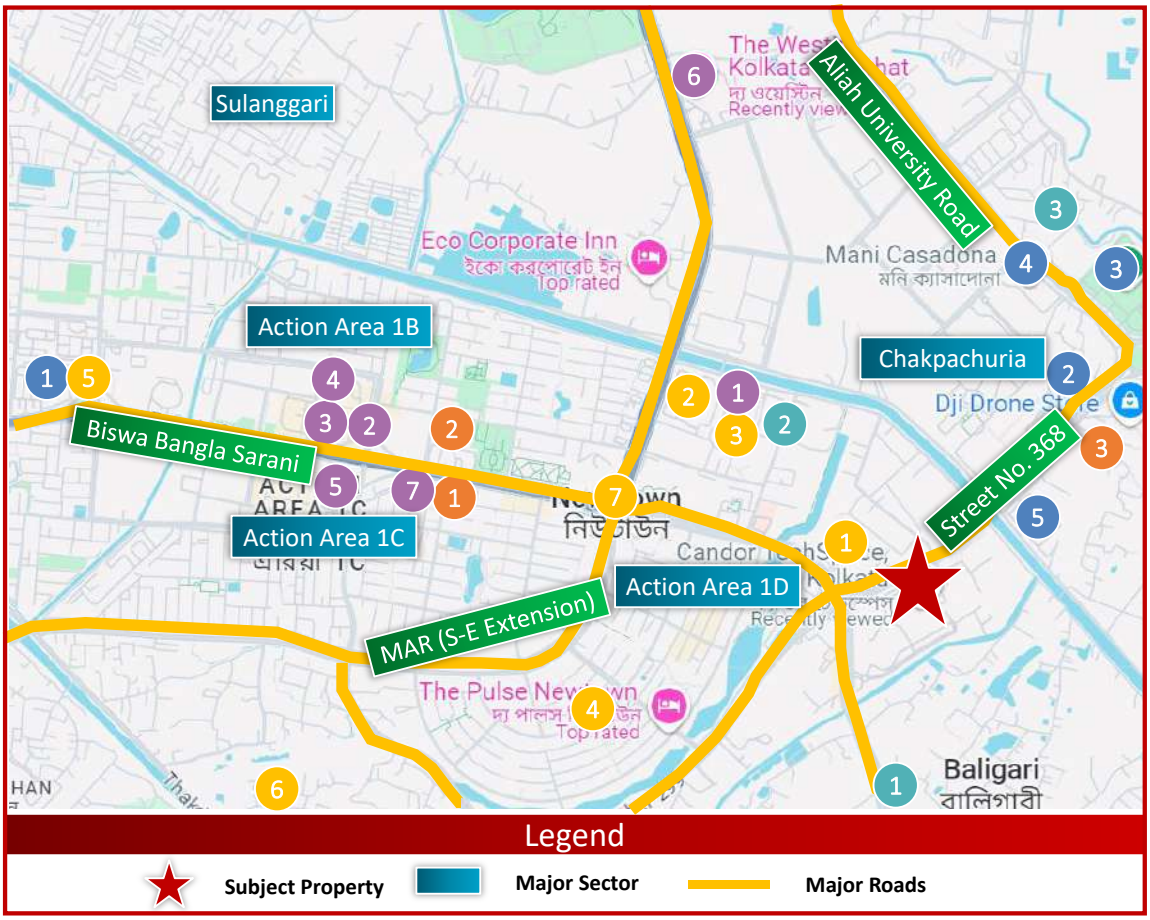
Rapid urbanization and growing demand for housing and office spaces in Kolkata led to the emergence of Rajarhat area in the Eastern outskirts of Kolkata to serve the dual purpose of:

Establishing a new business centre to reduce the mounting pressure on the existing Central Business Districts (CBD) and adding residential supply to cater to increasing housing needs.

With continuous focus on improving the existing infrastructure, Rajarhat has emerged as a prominent office micro market. There has been a gradual drift of office space occupiers from CBD towards Salt Lake and Rajarhat. This competitive REIT micro market is a highly planned region of Kolkata which primarily constitutes supply of investment grade office buildings. It houses the project viz. Bengal Silicon Valley, which is a West Bengal Government initiative to promote business, which is spread across approximately 200 acres of land (current and future expansions) and has seen participation by corporates such as Reliance JIO, TCS, RP Sanjiv Goenka First Source, Wipro, Microsoft, Tech Mahindra, Cognizant, Genpact, Capgemini, ISI etc. Additionally, this micro market has commendable existing infrastructure and the metro route expansion from New Garia to Airport via Rajarhat and East-West metro would further improve its connectivity from various parts of Kolkata.

Candor Techspace K1 is a prominent office development and is the largest campus style office development in Eastern India. In addition, K1 is within close proximity to some of the renowned hotels like The Westin, Fairfield by Marriott, Lemon Tree, and Pride Plaza, etc.

2.2 Social and Physical Infrastructure



Source: Cushman and Wakefield Research
(Map not to scale)

Key Office Developments | *Social Infrastructure* | *Lifestyle Infrastructure* | *Hospitality Developments* | *Higher Education Institutions*

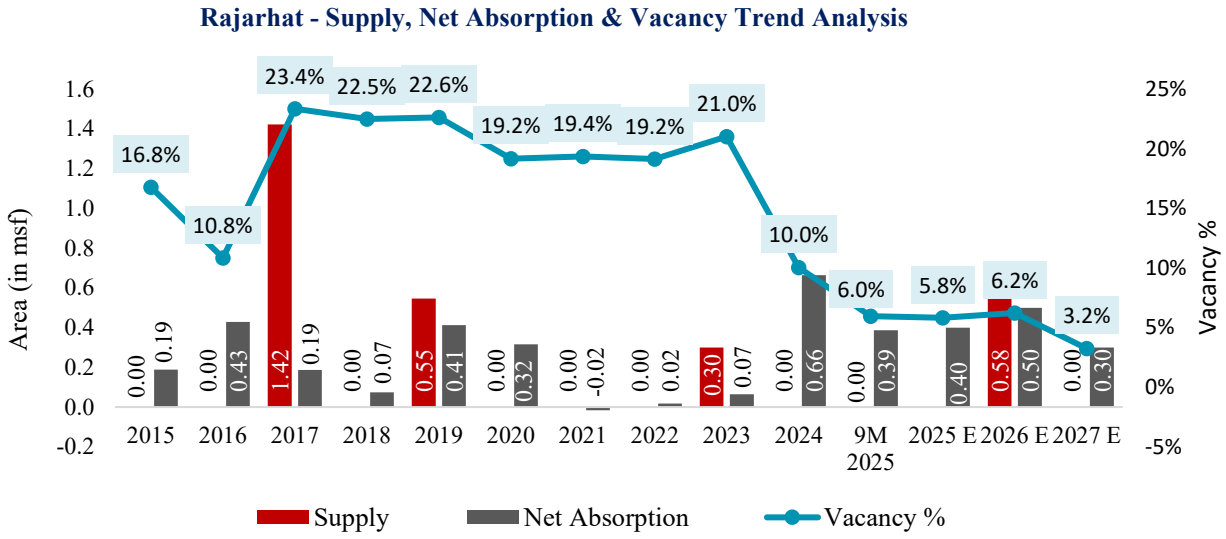
Key Office Developments	Social Infrastructure	Malls and High Street	Hospitality Developments	Higher Education Institutions
1. DLF IT Park 2 (1.0 km)	1. Tata Medical Centre (0.8 km)	1. Axis Mall (2.8 km)	1. Hotel Zone by The Park (2.0 km)	1. University of Engineering & Management (2.0 km)
2. TCS Geetanjali Park (1.8 km)	2. Biswa Bangla Convention Centre (2.1 km)	2. DLF Galleria (3.1 km)	2. Pride Plaza (3.2 km)	2. Presidency University (1.5 km)
3. Ambuja Ecospace (2.5 km)	3. DPS New Town (1.8 km)	3. Centrus Mall (2.6 km)	3. Lemon Tree Premiere (3.2 km)	3. Aliah University (2.8 km)
4. Mani Casadona (2.9 km)	4. New Town School (2.0 km)		4. IBIS Hotel (3.2 km)	
5. DLF IT Park (4.2 km)	5. Nazrul Tirtha (4.1 km)		5. Novotel (2.8 km)	

Key Office Developments	Social Infrastructure	Malls and High Street	Hospitality Developments	Higher Education Institutions
	6. Aquatica (3.0 km)		6. The Westin (3.5 km)	
	7. Biswa Bangla Gate (1.6 km)		7. Hotel Fairfield by Marriott (2.0 km)	

The competitive REIT micro market is connected to Biswa Bangla Sarani (which is the main connecting road to rest of Kolkata and NSCBI Airport) through VIP Road.

The presence of government undertakings and development authority viz. West Bengal Housing Infrastructure Development Corporation (WBHIDCO) and New Town Kolkata Development Authority (NKDA) in the micro market has played a pivotal role in infrastructure development. The competitive REIT micro market has planned infrastructure in terms of wide roads with strategic road network as envisaged by the Government of West Bengal since it falls under the New Town Planning Area. A prime upcoming infrastructure development in the region is the Line 6 (New Garia – Airport via Rajarhat) of Kolkata Metro, which is partially operational and the nearest metro station (proposed - CBD 1) lies approximately 1.5 km due West from the Subject Property. The Line 2 (East-West Metro from Sector V – Howrah) is another partly operational metro route which lies approximately 6 km due West from the Subject Property. Presently the nearest operational metro station (Sector V) lies 6 km away (approx. 15-minute drive) whereas, after Line 6 becomes fully operational, the nearest metro station (CBD 1) would be just 1.5 km away (approx. 5-minute drive).

2.3 Supply, Absorption & Vacancy Analysis



Source: Cushman and Wakefield Research

Notes:

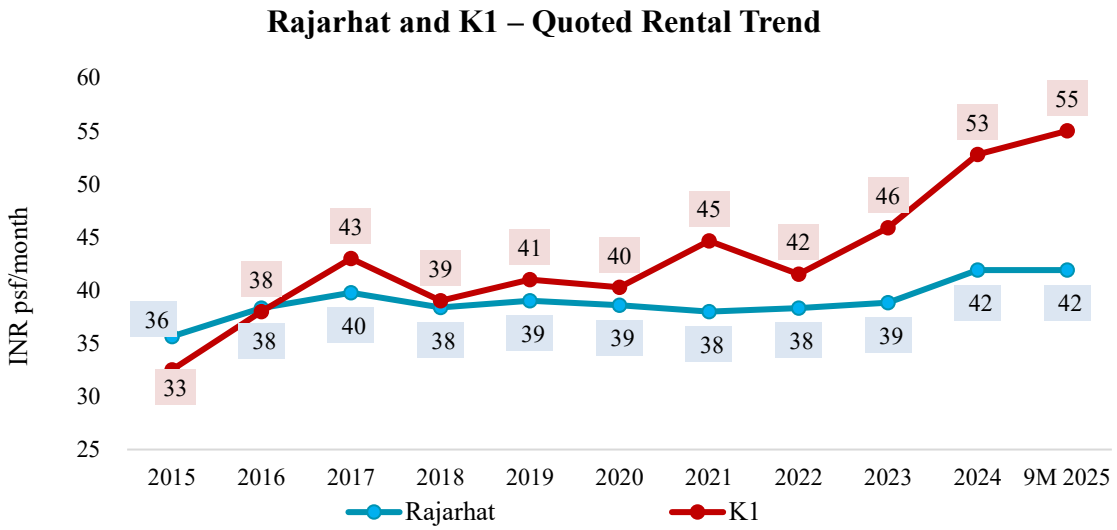
1. *Future supply estimates are based on analysis of proposed and under construction buildings, however future absorption estimates are derived basis past trends, current vacancy and estimated supply.*
2. *The Net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*
3. *Stock ("stock" and / or "relevant stock") and Supply ("supply" and / or "relevant supply") numbers are excluding the non-IT buildings and IT buildings which are less than 1 lakh square feet in area and applying certain other criteria.*

Regular upgradation in physical infrastructure has resulted in improvement of connectivity and expansion of city limits. Rajarhat commands the highest demand in Kolkata as indicated by 6% vacancy levels (unlike Kolkata market as a whole, which is at ~8.25%). The competitive REIT micro market had emerged to accommodate the increasing demand by occupiers for quality space. Further, this micro market allowed the development formats which are conducive to accommodate large office space requirement of the occupiers.

Brookfield is one of the three national players significantly active in Rajarhat and holds the highest leasable area in the micro market. The Subject Property currently owns about 31% of relevant investment grade office stock.

2.4 Rental Trend Analysis

The rental trend for Rajarhat and Subject Property is as follows:



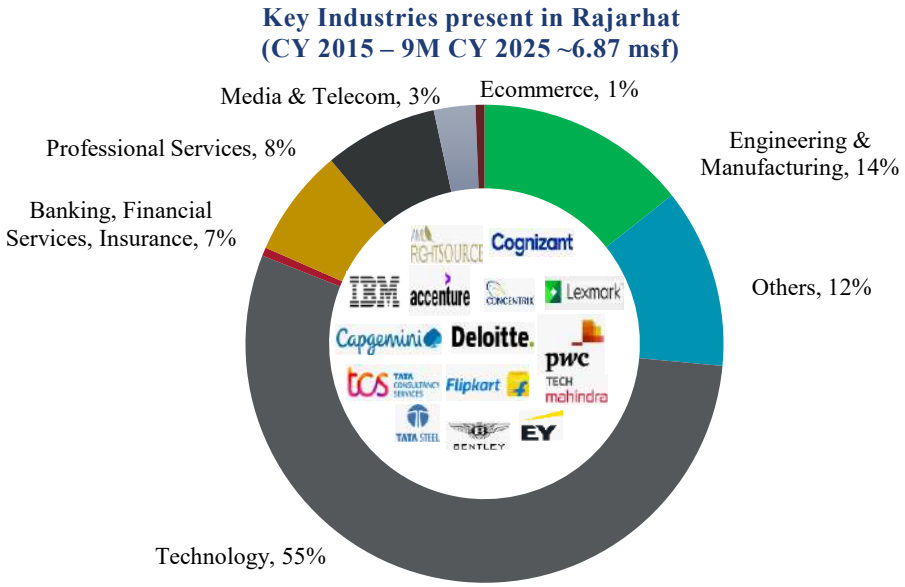
Source: Cushman and Wakefield Research

Note:

1. *Only the relevant stock has been considered for this analysis excluding the non-IT buildings, the IT buildings which are less than 1 lakh square feet in area and applying certain other criteria.*
2. *The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
3. *The rentals for Candor Techspace K1 are sourced from the Client. These are actual transacted rentals which include Fresh leases, Term renewals and space extension by existing tenants which happened at improved efficiency and the same has been adjusted to asset level efficiency. Which happened at improved efficiency and the same has been adjusted to asset level efficiency.*
4. *Rentals presented above are weighted average values on completed stock.*

The graph above represents the rental growth rate of K1 versus entire cluster of the Competitive REIT Micro Market. The analysis suggests that K1 has witnessed a rental growth of 5.5%, as compared to a growth of 1.7% in the Competitive REIT Micro Market over the same period. The difference in rental growth also illustrates occupiers' willingness to pay a premium for the office developments offering better amenities and upgraded infrastructure addressing the superior standards and evolving requirements of the occupiers.

2.5 Sectoral Demand Analysis – Rajarhat (CY 2015 – 9M CY 2025)



Share of Domestic Occupiers: 43%

Share of Foreign Occupiers: 57%

Source: Cushman and Wakefield Research

Notes:

1. *The lease transactions of less than 10,000 sq. ft. were ignored for this Domestic & Foreign bifurcation analysis.*
2. *Others include Automobile, Education, FMCG, Logistics & Shipping, Aviation, Diversified, Real Estate & Related Services, etc. The sectoral absorption analysis is based on gross absorption activity of Rajarhat's relevant stock i.e., including relocations, consolidations etc.*
3. *All pre-commitments & sale/purchase transactions are excluded from this analysis.*

Kolkata has seen a major drift in the occupiers' preferences from CBD to Rajarhat micro market in the last decade. The major reason for such a change in occupier behaviour is due to quality supply available in the micro market and comparatively lower rentals in Rajarhat in comparison to CBD. The area is well planned and offers smooth road connectivity with the rest of the city. As of 9M CY 2025, approximately 55% of the occupants are from Technology sector followed by from Engineering and Manufacturing sector (14%) and from Professional services (8%). The mix of domestic and foreign occupants in Rajarhat is 43:57.

3 Market Outlook

Rajarhat has emerged as a prominent office micro market in Kolkata. The well-established office developments in the Competitive REIT Micro Market includes Candor Techspace K1, DLF IT Park, Ecospace, Ecosuite Business Tower, Mani Casadona, Synthesis Business Park and PS Abacus.

The Competitive REIT Micro Market has witnessed continuous reduction in the vacancy level owing to continuous traction in the market. As on 9M CY 2025, vacancy in Competitive REIT Micro Market has vacancy of 6% as compared to ~8% of Kolkata region as a whole.

According to the market assessment provided, the current weighted average quoted market rentals of Competitive REIT Micro Market is INR 42 per sq. ft./month. and it may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters. The Subject Property has witnessed a rental CAGR of 5.5%, as compared of 1.7% in the Competitive REIT Micro Market over the same period.

The significantly lower rentals as compared to the CBD and ancillary areas, and availability of large spaces in investment grade office buildings offering modern facilities and amenities has led to a gradual drift of office occupiers from the CBD area to towards Rajarhat. Additionally, the partially operational Line 6 of Kolkata Metro (New Garia to Airport via Rajarhat New Town) is expected to favourably affect the micro market and create significant demand and in turn have positive impact on rentals.

The work-from-home period has significantly decreased, with many organizations having already implemented a return-to-office policy. Considering the well-maintained infrastructure, key location, improved connectivity, increasing trend in the return to office, the annual growth rate of 5% in market rents over medium to long term appears achievable for the Subject Property.

Also, the Competitive REIT Micro Market constitutes large IT Parks which fit well with the requirement of technology sector. We expect that the factors including growth in the IT-BPM sector, increased interests into Indian offshore centers by several IT/ITeS corporates and GCCs will further drive significant demand in the office real estate sector.

C SUBJECT PROPERTY REPORT

1 Address, Ownership and Title details of Subject Property

Address:	Plot No. 1, DH Street no. 316, New Town, North 24 Parganas, Rajarhat, Kolkata, West Bengal – 700156, India.
Ownership & title details:	Land tenure: Freehold; the land and buildings thereupon are owned by Candor Kolkata One Hi-Tech Structures Private Limited which, is 100% owned and controlled by the Brookfield India REIT (refer clause 1.4 and for ownership structure refer Annexure 2).

Source: Client Information

1.1 Encumbrances

Unless disclosed and recorded in the Subject Property Report – Part C, the Subject Property is considered to possesses a good and marketable title and is free from any unusually onerous encumbrances with no option or pre-emption rights in relation to the assets except for those created in favour of the lenders, based on the information given in the Title Reports prepared by Fox and Mandal (Hereinafter referred to as 'Legal Counsels'). We have not checked and verified the title of the Subject Property.

1.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

NKDA Property tax of Candor Kolkata One Hi-Tech Structures Private Limited paid up to Quarter 2 of FY 2025-26.

1.3 Material Litigation

Based on discussions with the Client and Title Reports shared, there are no material litigations relating to the Subject Property or any compounding charges.

1.4 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%

2 Location

2.1 General

The Subject Property is located in New Town, Rajarhat, Kolkata. It is part a of Rajarhat micro market which is one of the established office micro markets of Kolkata.

K1 has a prominent frontage on one of the main arterial roads viz: Major Arterial Road (East-West). The road connects K1 to Shapoorji Sukhobrishti (via SP Sukhobrishti Complex Road) in East and Narkelbagan, Biswa Bangla Sarani in West respectively. Further, K1 is located at distance of 1.5 km from the upcoming metro station – CBD 1. The metro route expansion from New Garia to Airport via Rajarhat and East-West metro would further accentuate the connectivity of the Subject Property from various regions of Kolkata.

The location map of the Subject Property is as follows:



Source: Cushman and Wakefield Research

(Map not to scale)

Site Boundaries:

The site boundaries the Subject Property are as follows:

- North: Access Road – Street no. 368

- East: Bajgola Canal & Developed Commercial Formats
- West: Access Road – Major Arterial Road and a few vacant Land Parcels
- South: Peripheral Drainage Canal and a Small Village

2.2 Accessibility

The Subject Property is well connected to major locations in the city via multiple modes of communication. The distances from major landmarks in the city are as follows:

- Approximately 02 km from Narkel Bagan
- Approximately 1.5 km from upcoming CBD 1 Metro Station
- Approximately 07 km from Sector V, Salt Lake
- Approximately 12 km from NSCB International Airport
- Approximately 14 km from Sovabazar–Sutanuti Metro Station
- Approximately 15 km from Sealdah Railway Station
- Approximately 17.5 km from Howrah Railway Station
- Approximately 18 km from Park Street (CBD of Kolkata)

2.3 Ground Conditions

Based on visual inspection, there was no evidence of adverse ground conditions at the Subject Property or immediate vicinity.

2.4 Environmental Considerations

We have not carried out any investigations or tests or been supplied with any information from Client or from any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject property or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster the location of the property with respect to risks pertaining to floods, cyclones, and earthquakes was studied. Kolkata where the Subject Property are located falls in Seismic Zone III with high damage risk. The Subject Property is located in Kolkata which is situated on the banks of river Hooghly. The terrain is largely flat, alluvial plain with an average elevation of 17 feet. Kolkata has been affected by floods as per Flood Affected Area Atlas of India 2023. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it for any induced disaster.

2.5 Town Planning and Statutory Considerations

We have not made formal search but have generally relied on readily available information to general public. Our Report is on current use/ current state basis of the Subject Property, and we have not considered any Government proposals for road widening or compulsory purchase/ acquisition, or any other statute in force that might affect the Subject Property.

3 Subject Property - Asset Description

K1 constitutes 12 completed buildings, and 1 under construction building along with future development area. The listing of buildings under both components is as follows:

- The K1 acquisition was a related party transactions and the Gross acquisition price/Purchase price of K1 and G2 was Rs. 62.3 Billion.

Completed buildings with Occupancy Certificate (OC) received – Tower A1, A2, A3, B1, B2, B3, C1*, C2*, C3*, G1, G2, G3

Under-Construction Building – Tower F (Commercial cum Retail Development)

The under-construction building admeasures 5,75,580 sq. ft., which is expected to be ready by Q3 FY 2027.

Future development buildings – The future development constitutes IT/ITeS development having leasable area of 5,84,916 sq. ft. and mixed-use development having leasable area of 15,23,492 sq. ft. The leasable area of the future development is indicative and is subject to change once the internal business plans are in place or the construction is completed.

The building wise break up for the Subject Property is mentioned in the table below:

Particulars	Leasable Area (sq. ft.)	Status	Expected Completion Date
Tower A1	2,94,756	Completed	NA
Tower A2	2,94,184	Completed	NA
Tower A3	2,25,965	Completed	NA
Tower B1	3,28,960	Completed	NA
Tower B2	1,58,151	Completed	NA
Tower B3	1,82,962	Completed	NA
Tower C1	3,52,239	Completed	NA
Tower C2	3,04,864	Completed	NA
Tower C3	2,41,445	Completed	NA
Tower G1	2,78,448	Completed	NA
Tower G2	2,63,507	Completed	NA
Tower G3	2,41,833	Completed	NA
Tower F	5,75,580	Under Construction	Q3 FY 2026–27
IT/ITeS	5,84,916	Future Development	Q3 FY 2031–32^
Mixed-use	15,23,492	Future Development	Q4 FY 2031–32^
Total/WA	**58,51,302**		

Source: Architect's Certificate (Dated: October 27, 2025), Rent Roll as at 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information.
**Towers C1, C2 and C3 have partial occupancy certificates. Full occupancy certificates will be obtained once the entire project is complete. These buildings are fit for occupation as Information Technology and IT enabled services business (use group)/ Business building for the portion which has received the occupancy certificates.*
^Leasing Period for future development is taken in phased manner. The leasing is assumed to start from Q2 FY 2029-30 in the IT/ITeS and Q2 FY 2032-33 in the Mixed-use development.

3.1 Key Asset Information

Completed Buildings with Occupancy Certificates (OC) received.

Particulars	Details
Entity:	Candor Kolkata One Hi-Tech Structures Private Limited
Interest owned by REIT (%):	Subject Property is wholly owned by Candor Kolkata One Hi-Tech Structures Private Limited, which is 100% owned and controlled by the Brookfield India REIT (refer clause 1.4 and for ownership structure refer Annexure 2).
Asset Type:	Approved IT/ITeS
Sub-Market:	New Town, Rajarhat
Approved and Existing Usage:	IT/ITeS
Land Area (acres):	~48.38
Freehold/Leasehold:	Freehold Land
Leasable Area:	31,67,314 sq. ft.
Occupied Area:	31,29,833 sq. ft.
Committed Occupancy (%) *:	98.82%*
Current Effective Rent (excluding parking):	INR 48 per sq. ft. per month (Office tenants only)
Current Effective Rent (excluding parking):	INR 48 per sq. ft. per month (Office and Retail and Telecom tenants only)
Number of Tenants:	14 (office)

Source: Architect's Certificate (Dated: October 27, 2025), Rent Roll as at 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client information.
Note: Refer company structure set out in (Annexure 2)
**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area.*

Under Construction: Tower F (Commercial cum Retail Development)

Particulars	Details
Interest owned by REIT (%):	Subject Property is wholly owned by Candor Kolkata One Hi-Tech Structures Private Limited, which is 100% owned and controlled by the Brookfield India REIT (refer clause 1.4 and for ownership structure refer Annexure 2).
Expected completion date of construction:	Mixed-use – Q3 FY 2026–27
Asset type:	Approved IT/ITeS
Sub-market:	New Town, Rajarhat
Approved Usage:	Commercial
Leasable Area:	5,75,580 sq. ft.
Status of construction:	Superstructure work for ground level, columns, beams and slabs have been casted. First and second floor are under progress. (As per the information provided by Client)
Approvals received and pending:	As per the information provided by the Client, approval on building plan has been obtained as on the date of valuation.

Source: Architect's Certificate (Dated: October 27, 2025), and Client Information.

Future Development:

Particulars	Details
Interest owned by REIT (%):	Subject Property is wholly owned by Candor Kolkata One Hi-Tech Structures Private Limited, which is 100% owned and controlled by the Brookfield India REIT (refer clause 1.4 and for ownership structure refer Annexure 2).
Expected completion date of construction:	IT/ITeS – Q3 FY 2031–32 Mixed-use – Q4 FY 2031–32
Asset type:	Approved IT/ITeS/ Retail
Sub-market:	New Town, Rajarhat
Approved Usage:	IT/ITeS/ Retail
Leasable Area:	21,08,408 sq. ft.
Status of construction:	Future Development
Approvals received and pending:	No approvals have been obtained as on date of valuation

Source: Architect's Certificate (Dated: October 27, 2025), and Client Information

3.2 Subject Property Inspection

Date of Inspection:	The Subject Property comprising 12 operational buildings along with one under construction and two future development areas was physically inspected on 3rd April 2025
Inspection Details:	The inspection comprised of visual inspection of: a. Operational buildings b. Visits to their key utility areas such as LT electric room, DG Room, Pump room, HVAC installations, power back up, STP, etc, and c. Area provisioned for Future development.

Key Observation:

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

- **Completed/ Operational Building:**

  The operational buildings in the campus are Tower A1, A2, A3, B1, B2, B3, C1, C2, C3, G1, G2, G3 collectively admeasuring 31,67,314 sq. ft. of leasable area.

  The operational buildings comprise:

  a. Office: 12 Towers including Tower A1, A2, A3, B1, B2, B3, C1, C2, C3, G1, G2, G3 having total leasable area of 30,94,883 sq. ft. These towers are occupied by multiple tenants. Major tenants in these blocks are Cognizant, TCS, Capgemini, HDFC Bank Limited and Accenture.

  b. Amenity Blocks: Part of Office Tower A2 and A3 having leasable area for the retail space of 51,335 sq. ft. Block A2 constitutes multi-cuisine food courts, in-house kitchens, bank branches and ATM, creche, pharmacy, medical centre and other retail outlets whereas Block A3 offers amenities such as gymnasium, swimming pool and table tennis at the ground floor.

- **Under-construction Development:**

  a. Commercial cum retail development: Tower F of the Subject Property having leasable area of 5,75,580 sq. ft. The same is being developed through Joint Development Arrangement with a third party.

- **Future development:**

  The Future development comprises of IT/ITeS and mixed use development collectively admeasuring 21,08,409 sq. ft. of leasable area. The details are:

  a. IT/ITeS development: Three Towers i.e., D1, D2, D3 having total leasable area of 5,84,917 sq. ft. are proposed to be developed as IT/ITeS development. The same is expected to be completed by Q3-FY 2031–32.

b. Mixed Use development having total leasable area of 15,23,492 sq. ft. is expected to complete by Q4 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.
- The Subject Property has amenities like STP, rooftop solar panels, water efficient landscaping, 100% organic waste recycling through composting and LED lights.

Certifications

- K1 has certification of IGBC Gold rating for sustainability, GRESB 5-Star Rating, 5-Star Rating by the Bureau of Energy Efficiency (BEE) in addition to the group wide ISO 9001, 14001, 50001 and OHSAS 18001 certifications.

Parking

- The large parking requirement is catered by multilevel basements and open area parking slots contributing to 4,369 parking spaces (including 547 parking spaces in under construction development).

Other Observations

- The visual inspection of the buildings and the future development area did not reveal any cause of concern with no visible signs of any disrepair or ill maintenance.
- The utility areas also appeared well maintained, visually.
- No instances of any major logging or water accumulation were observed during the inspection.

Source: Architect's Certificate (Dated: October 27, 2025), Rent Roll as at 30th September 2025,

Note:

a. 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 are based completely on visual survey.

3.3 Investigation and nature and source of information

The Valuer undertook physical visits 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 its maintenance/ upkeep.

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 who were 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

The Valuer relied on the following Information and documents shared by the Client with respect to the Subject Property:

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.

Architect's Certificate (Dated: October 27, 2025) mentioning site areas and Subject Property areas.

Relevant approval documents from competent authorities regarding occupancy, operations and fire safety with respect to specific buildings in the Subject Property.

Lease agreements and commercial clauses thereof for major tenants on a sample basis.

Masterplan/ Development plan applicable in the jurisdiction of the Subject Property.

Management representation regarding the following:

- Major repairs undertaken and proposed in the Subject Property (*please refer Annexure 8*)
- Statement of Assets
- Revenue pendency, if any

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

3.4 Tenant Profile

As of 30th September 2025, the Subject Property's top 10 tenants occupying space in the Subject Property account for ~99% of leased area and ~98% of the gross rental income (including office and retail tenants).

Rank	Top 10 Tenants according to Leased Area	Leased Area (sq. ft.)
1	Cognizant	8,69,515
2	TCS	6,65,267
3	Capgemini	5,80,381
4	HDFC Bank Limited	3,25,889
5	Accenture	2,98,001
6	Concentrix (IBM Daksh)	1,16,372
7	Tech Mahindra	1,06,911
8	RSM	42,865
9	Martinet	39,755
10	Indo Rama Ventures	38,256
	Total	**30,83,212**

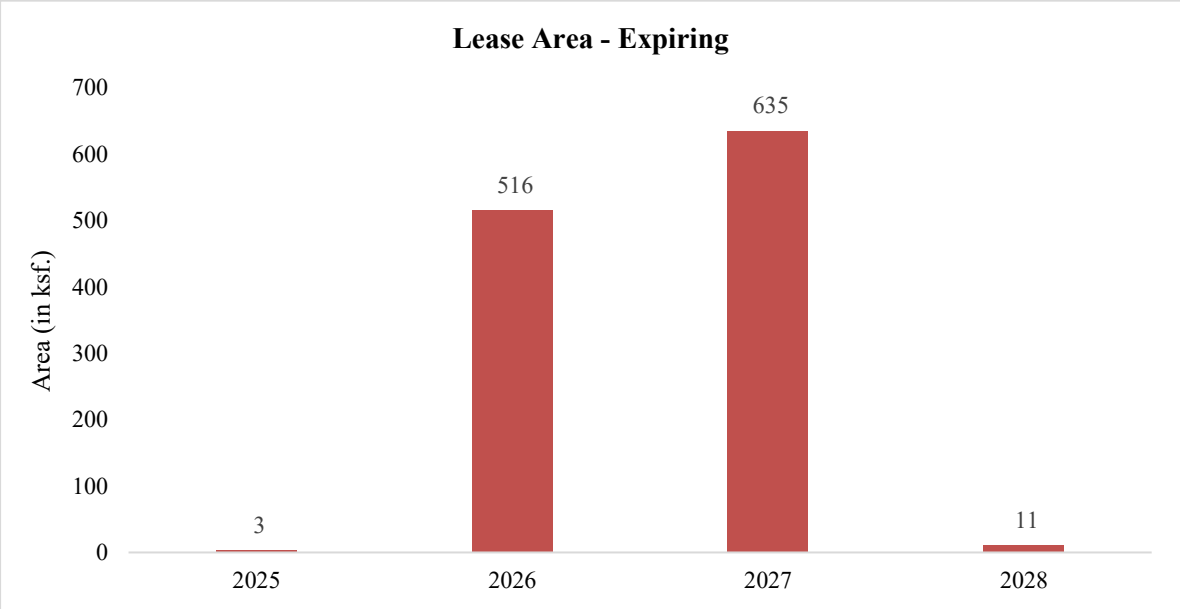
Source: Rent Roll as at 30th September and Client Information

Rank	Top 10 Tenants according to Gross Rentals	Share of Gross Rentals
1	Cognizant	28%
2	TCS	21%
3	Capgemini	18%
4	HDFC Bank Limited	11%
5	Accenture	10%
6	Concentrix (IBM Daksh)	4%
7	Tech Mahindra	3%
8	RSM	2%
9	Indo Rama Ventures	1%
10	Code Clouds IT	0.3%
	Total	**98%**

Source: Rent Roll as at 30th September 2025 and Client Information

3.5 Lease Expiry Profile

The Weighted Average Lease Expiry (WALE) of the Subject Property is ~ 7.4 years, with ~37% of occupied area expiring between 2025 and 2028 as shown in the chart below (including office and retail and telecom tenants).



Source: Rent roll as on 30th September 2025 and Client Information

Notes:

1. *The chart is prepared on the basis of Calendar Year.*
2. *The time period for 2025 is considered from 1st October 2025 till 31st December 2025.*

4 Valuation Approach & Methodology

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 lease deeds were reviewed to identify tenancy characteristics for the asset.

Property Documents and architect certificates as mentioned in earlier sections of the report were reviewed for validation of area details, and ownership interests of the Subject Property.

Physical site inspections were undertaken to assess the current status of the Subject Property.

4.2 Micro-market Review:

For the purpose of the valuation exercise, reliance has been placed on the market report prepared by Cushman and Wakefield (C&WI), who 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 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 completed 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 properties for leasing vacant spaces as well as upon releasing).

4.3 Cash Flow Projections:

1. The Subject Property is a completed building. The cash flows have been projected as mentioned below to arrive at the value estimate.
2. Net operating income (NOI) has primarily been used to arrive at the value of the subject properties. 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 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:

   Step 1: Projecting the rental income as per the existing lease terms for a cashflow period of 10 years.

   Step 2: Generating a market led rental income stream for identified tenancies for the time period similar to the cash flows drawn in the aforementioned step.

   Step 3: 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).
3. Recurring operational expenses, and vacancy provision 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 Properties.
4. The net income on quarterly basis has been projected over the next 10 years and the one year forward NOI (for 11th year) as of end of year 10 has been capitalized to assess the terminal value of the development. The quarterly net cash flows over the next 10 years along with the terminal value estimated at the end of year 10 have been discounted at a suitable discount rate to arrive at the net present value of the cash flows accruing to the Subject Property through this approach.

4.4 Information Sources:

The Subject Property's related information relied upon for the valuation exercise has been provided to the Valuer by the Client and the market data has been provided by C&WI, unless otherwise mentioned. 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 only to ensure its correctness.

5 Assumptions considered in Valuation (DCF Method)

The following assumptions have been made to arrive at the market value of the Subject Property as on 30th September 2025:

Cashflow Period	Unit	Details
Valuation Date	Date	30 September 2025
Cashflow Period	Years	10
Cashflow Exit Period	End Date	30 September 2035

Subject Property Details: Completed Property

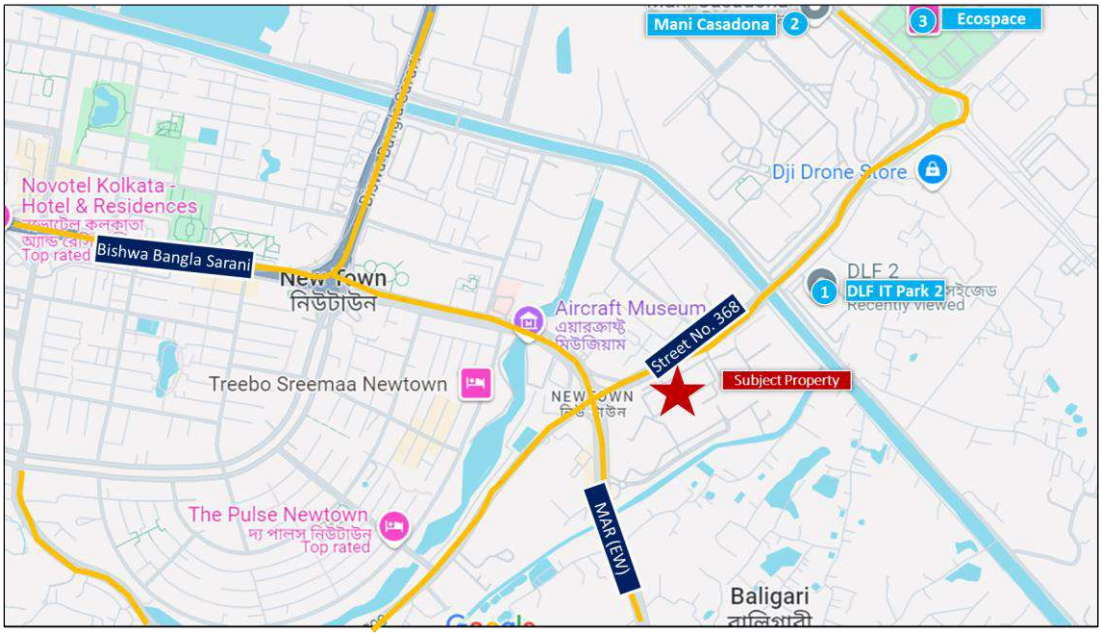
Subject Property Details	Unit	Details
Total Leasable Area	sq. ft.	31,67,314
Area Leased	sq. ft.	31,29,833
Committed Occupancy*	%	98.82%
Vacant Area**	sq. ft.	37,481
Vacancy	%	1.18%
Stabilized Vacancy	%	5.0%
Further Leasing	sq. ft.	-
Existing Lease Rollovers	%	96.14%
Rent Free Period – Existing Leases (First Year)	Months	1
Rent Free Period – New Leases	Months	4
Total Parking Slots	#	3,822
Estimated Leasing Period	# of quarters	-

Source: Architect's Certificate (Dated: October 27, 2025), Rent roll as at 30th September 2025.

Note: Further Leasing and Estimated Leasing Period relate to the existing Vacant Area.
**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area.*
***Vacant Area includes the area of captive use of ~7028 sq. ft. which has not been considered for Further Leasing.*

- **Rent-free period:** In accordance with market benchmarks for Grade A properties, rent-free period of one month has been considered for existing lease rollovers and four months for new leases.
- **Future absorption:**
  - Over CY 2022–9M CY 2025, the Rajarhat micro market has witnessed an average annual net absorption of approximately 0.30 msf.
  - Going forward, the micro market is expected to have an average annual demand of approximately 0.36 msf per annum for Q4 CY 2025– CY 2027E.
  - As the subject property is 98.82% leased, hence there is no area to be further leased.

Subject Property and Relevant Existing Supply in Rajarhat REIT Micro Market



Source: Cushman and Wakefield Research

Note: Blue boxes signify existing supply

Revenue Assumptions

Revenue Assumptions	Unit	Details
Achievable Market Rent – Office (Base)	Per sq. ft. per month	INR 49.00
Achievable Market Rent – Office (Base) (Non SEZ Area)	Per sq. ft. per month	INR 54.00
Achievable Market Rent – Retail (Base)	Per sq. ft. per month	INR 60.00
Achievable Market Rent – Office (Base) (including Parking)	Per sq. ft. per month	INR 50.00
Achievable Market Rent – Office (Base) (including Parking) (Non SEZ Area)	Per sq. ft. per month	INR 55.00
Achievable Market Rent – Retail (including Parking)	Per sq. ft. per month	INR 60.00
Rental Growth Rate (FY'27)	% p.a.	2.5%
Rental Growth Rate (FY'28 onwards)	% p.a.	5.0%
O&M Markup Growth Rate – FY'27 onwards	% p.a.	4.0%
O&M Markup Growth Rate (CIOP Margin)* FY'27 onwards	% p.a.	5.0%
Normal Market Lease Tenure	# of years	9
Normal Market Escalation at end	# of years	3
Market Escalation at the end of Escalation period	%	15%
O&M Markup for future leases	Per sq. ft. per month	INR 6.61

Note: CIOP (Candor India Office Park) provides project management services to the properties of Brookfield India REIT which include services pertaining to construction, operations, procurement, accounting, legal and compliance services.

- **Market rent – office:**
  - 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).
  - For FY' 2025 and FY 2026 *(Till September 2025)*, approximately 0.33 msf of office was leased in the rental range of INR 53 to 61 per sq. ft. per month (including parking).

Lease Transactions FY' 2025 & FY' 2026

Tenants	Year	Area (sq. ft)	Rent (INR per sq. ft/ month)
IT Company	2026	44,890	55
IT Company	2025	2,41,105	53
Professional Services	2025	42,865	61

Source: Rent roll as at 30th September 2025 and Client Information.

The leases have taken place at lower efficiency therefore rental has been adjusted to asset level efficiency which is 75%.

  - Rental assumption for 31st March 2025 valuation was INR 51.5 per sq. ft. for Non SEZ area and INR 47 for SEZ Area which has been revised to INR 55 per sq. ft. for Non SEZ Area and INR 50 for SEZ Area for the 30th September 2025 valuation based on the transactions that have taken place in the micro market.
  - Considering the location, accessibility, quality, size of the building, and keeping in view the future supply, which is very limited, it can reasonably be assumed that the Subject Property shall be able to command a monthly rental of INR 50 per sq. ft. per month (including parking charges) and INR 55 per sq. ft. per month (including parking charges) for Non SEZ Area as Non SEZ IT/ITeS area gets leased at a premium of 10% compared to SEZ area.

- **Market rent growth rate:** Considering the balanced absorption and future supply profile in the competitive REIT micro-market, we expect annual growth in achievable market rentals to be in the range of 5-6% in the medium to long term.

  Considering the well-maintained infrastructure, key location, improved connectivity (through planned elevated corridors and underpasses and expansion of metro network), we have considered a growth rate of 2.5% for FY'27and rental growth rate of 5.0% from FY'28 onwards.
- **Other income:** We have been provided with other income for Visitor Car Park, Signage, ATM, Telecom Tower, Kiosk, Event, Vending Machine, service connection and other charges and miscellaneous income. We have considered an annual growth of 5% on other income.
- **O&M Mark-up:** O&M revenues and expenses were shared by the client. O&M Mark-up constitutes two components, namely, O&M Mark-up including sinking fund and CIOP Mark-up. Since O&M revenues include sinking fund which is being charged at a constant rate without any growth assumed on it, the growth rate for O&M Mark-up has been suitably adjusted to normalise it over the future tenure. The O&M Mark-up for the Subject Property for FY'26 ranges from INR 5– 10 per sq. ft. per month. Further, the total CIOP expense for the period between 1st October 2025–31st Dec 2033 for K1 is considered to be INR 914 Million and has been escalated at 8% annually for the subsequent years. Thus, the tenants are charged INR 3.84–8.96 per sq. ft. per month, for the CIOP expense for the period, based on their tenancy type on account of CIOP expense plus Mark-up.
- **Efficiency** The re-leasing in the property have happened at an efficiency of 75%. In order to normalise this and to bring the same in line with the market we have assumed an efficiency of 75% for all further leasing where efficiency is more than 75%.
- **Projected NOI Growth:**

  Considering the above-discussed assumptions on rental growth, market trends, supply-demand conditions, and macroeconomic factors, the projected Net Operating Income (NOI) growth for the assets has been arrived at as detailed below:

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	2,139	2,262	2,390	2,477	2,586	2,731	2,826	2,955	3,089	3,205	3,330
Growth		6%	6%	4%	4%	6%	3%	5%	5%	4%	4%

Operating Cost Assumptions

Cost Assumptions	Unit	Details
Brokerage cost (Renewal/ Release)	Month Rent	1 Month Rent
Brokerage cost (New Lease)	Month Rent	2 Month Rent
Other Costs for vacant area for the property owner	Per sq. ft./month	INR 8.01
Property Tax	Per sq. ft./month	INR 0.30
Cost Escalation	% p.a.	5.0%
Transaction Cost on sale	% of Terminal Value	1.0%
Maintenance Capex as % of Revenue (Base Rent + Parking)	%	2.0%

- **Brokerage:** In accordance with the market benchmarks for Grade A properties, we have assumed brokerage expense amounting to two months for new leases and one month for existing lease rollovers.
- **Property Tax:** Property tax has been provided for FY'26 and the same has been projected to increase at 5% per annum from FY'27 onwards. Insurance cost forms a part of O&M cost and has been adjusted against the O&M Margin.
- **Transaction cost** has been assumed at 1% of the terminal value and is expected to be incurred towards brokerage, transaction fees, etc.
- The cost escalation/inflation assumption of 5.0% per annum has been determined based on consumer inflation trends observed in the Indian economy. This rate reflects average taken for historical inflation data for past 10 years from 2015 to 2024. Below is a table presenting the consumer inflation rate across various years:

Year	Inflation (%)
2015	4.91%
2016	4.95%
2017	3.33%
2018	3.94%
2019	3.73%
2020	6.62%
2021	5.13%
2022	6.70%
2023	5.65%
2024	4.95%

Source: World Bank

Discount Rate & Capitalisation rate assumptions

- **Capitalization Rate:**

Capitalization rate ("Cap rate") is a real estate industry metric referring to the ratio of the Net Operating Income (NOI) arising rental income to their gross asset value, indicating the expected income yield of the investor from concerned property. It reflects the expectation of the investor on stability of rental income driven by the asset quality, tenant profile, market demand-supply dynamics and macro-economic expectations on prevailing risk free/low risk interest rates.

The capitalization rate adopted for valuing various assets has been based on factors such as:

- Relevant parameters of some key investments in comparable properties of similar quality, use, tenant profile made by institutional real estate investors were perused. Further, considering that these investments have been made through institutional player, the cap rate for the Subject Property was suitably adjusted.

  The selected comparable investments consist of investment-grade A properties with a similar tenant profile, commercial usage backed by institutional investors. These properties primarily include large office parks, aligning closely with the characteristics of the REIT properties. Considering these criteria, following comparable transactions have been analyzed to derive the capitalization rate:

Name of Seller	Name of Buyer	Location	City	Name of Building	Type of Building	Year of Transaction	Area (sq. ft.)	Deal Size (INR mn)	Capitalization Rate
Shapoorji Pallonji-Allianz	GIC	Gachibowli	Hyderabad	Waverock 2.1	Commercial	2024	22,84,918	21,500	~8%
MFAR Developers	Edelweiss Alternatives	Outer Ring Road	Bangalore	Embassy Manyata Tech Park	Commercial	2024	11,00,000	15,000	~8%
Kalyani Developers	Tablespace Technologies	Whitefield	Bangalore	Kalyani Camellia	Commercial	2024	5,00,000	5,000	~8%
Bhartiya Group	GIC	Hebbal	Bangalore	Bhartiya City	Commercial	2023	30,00,000	28,000	~8%
Brookfield Asset Management	GIC & Brookfield REIT	Powai	Mumbai	9 Grade A Properties in Downtown Powai	Commercial	2023	27,00,000	65,000	~8%
Brookfield Properties	Brookfield REIT & GIC	Gurugram	NCR	Candor Techspace G1	Commercial	2023	37,98,366	47,250	~8%
Salarpuria Sattva	Continental Automotive	Electronic city	Bangalore	South Gate	Commercial	2022	8,50,885	7,516	8.32%
TRIL Properties	CPPIB	Suburban South	Chennai	TRIL Info Park	Commercial	2022	46,67,000	63,000	~7.6% - 7.7%
Embassy Property Developments Pvt. Ltd.	Embassy Office Parks REIT	ORR, Bangalore	Bangalore	Embassy Tech Village	Commercial	2020	91,00,000	97,824	7.50%

- *Source: Secondary Market Research*
- *Note: The above information is based on information published in public domain and discussions with various market players.*

Based on these considerations, an exit capitalisation rate ranging between 7.5% and 8.5% has been adopted, with the lower end of the range applied to assets demonstrating superior performance and fundamentals within the portfolio. Thus we have considered the cap rate as 8.5% for the valuation of Candor Techspace K1.

- **Discount Rate**

  The discount rate applied to the available cash flows reflects the opportunity cost to all the capital providers, namely shareholders (Cost of Equity) and creditors (Cost of Debt), weighted by the relative contribution to the total capital of the company (WACC). The opportunity cost to the capital provider equals the rate of return the capital provider expects to earn on other investments of equivalent risk.

  - **Cost of Debt**

    The cost of debt is the return that a company provides to its debtholders and creditors. These capital providers need to be compensated for any risk exposure that comes with lending to a company. The cost of debt for real estate assets is often influenced by the stage of development of the asset. The mature and income-generating assets are considered less risky, leading to lower interest rates. In this context, the cost of debt for Brookfield India REIT properties is benchmarked to the interest rates observed in REITs, as all bear similar characteristics in terms of type and development status of properties. Since a major portion of REITs' portfolios consists of completed, income-generating assets, the cost of debt aligns more closely with the Lease Rent Discounting (LRD) rate.

    This approach ensures that the cost of debt is aligned with the risk profile of the property and current market conditions,

    Please find below Cost of Debt for Comparable REIT.

REIT	Jun-25
Embassy Office Parks REIT	7.55%
Mindspace Business Parks REIT	7.84%
Brookfield India Real Estate Trust	8.10%
Knowledge Realty Trust	8.99%

Source: Analyst Presentation for respective REIT

    The cost of debt for September 2025 valuation has been taken at 8.40 % basis the range of cost of debt for the REITs as mentioned in the above table.

  - **Cost of Equity**

    We have considered the cost of equity at 14.50% as per the market return expectations of various investors for commercial office. Apart from that we have also benchmarked CAPM model and inputs of same is detailed out as under

    - We have considered risk free rate of 6.96% based on average 10-year treasury bond yield.
    - For calculation of beta, we have benchmarked industry (Nifty Realty Index). We have considered average 5-year Beta of Nifty Realty index with respect to Nifty 50.
    - We have considered market risk premium of 5.59% based on the returns of broad-based BSE 500 stock index for the past 10 to 15 years.

  - **Debt-Equity Ratio (weightage of WACC)**

    As discussed earlier, the cost of debt has been derived based on prevailing LRD rates, while the cost of equity has been calibrated to account for both asset-specific and market-specific factors, reflecting investor expectations from an operational Grade A office spaces. Additionally, the debt-

to-equity mix has been determined considering the typical LRD tenures and the extent to which debt financing contributes to the overall asset value.

It may be noted basis management representation that the current debt equity structure of Brookfield India REIT is 30:70. However, the SEBI REIT Regulations states that the maximum permissible limit for debt is 49%. Hence, we have considered the debt and equity mix of 45% and 55% which lies well within the limit specified as per the SEBI REIT Regulations and is also accepted by the market participants.

Derivation of WACC

Based on above, the following WACC rate has been assumed for completed commercial assets part of the Brookfield India REIT:

	Cost	Weightage	
Cost of Debt	**8.4%**	**45.0%**	**~11.75%**
Cost of Equity	**14.5%**	**55.0%**	

Note: As per management representation planned debt equity structure for Brookfield India REIT is 45:55.

Under Construction and Future Development

Please note that all assumptions mentioned above under the "Completed Property" section holds true for "Under-construction" and "Future development" buildings. The exceptions if any are as elaborated below:

Subject Property Details

Subject Property Details	Unit	IT/ITeS	Mixed-use	
			Under construction (Tower F)	Future Development
Total Leasable Area	Sq. ft.	5,84,916	5,75,580	15,23,492
Stabilized Vacancy	%	5%	5%	5%
Rent Free Period – New Leases	Months	4	4	4
Estimated Leasing Period	# of quarters	6	12	10
Total parking Slots	#	-	547	-

Source: Architect's Certificate (Dated: October 27, 2025), Rent Roll as at 30th September.

Construction Related Assumptions

Construction Related Assumptions	Units	IT/ITeS	Mixed-use	
			Under construction (Tower F)	Future Development
Start Date of Construction	Month/Year	Jul-26	Oct-22	Oct-28
End Date of Construction	Month/Year	Dec-31	Dec-26	Mar-32
Total Construction Cost	INR Million	2,817	2,950	7,826
Construction Cost Incurred till Date	INR Million	-	1,262	-
Construction Cost to be Incurred	INR Million	2,817	1,688	7,826

Notes:

1. *We have relied upon Client inputs for the assumptions relating to construction.*
2. *INR 210 million on account of approval cost is included in the construction cost to be incurred and has been taken into our valuation calculation.*
3. *The assumptions on cost to be incurred for future developments as well as for under construction projects are based on inputs provided from the client while applying independent professional judgement by the valuer.*
4. *Total Construction Cost includes cost of development of the common areas in the Subject Property.*

Revenue Assumptions

Revenue Assumptions	Unit	Office	Mixed use Commercial	Mixed Use Retail
Achievable Market Rent – Office (Base)	Per sq. ft. per month	INR 49.00	-	-
Achievable Market Rent – Mixed Use-Commercial (Base)	Per sq. ft. per month	-	INR 54	-
Achievable Market Rent – Mixed Use-Retail (Base)	Per sq. ft. per month	-	-	INR 60.00
Achievable Market Rent – Office (including Parking)	Per sq. ft. per month	INR 50.00	-	-
Achievable Market Rent – Mixed Use-Commercial (including Parking)	Per sq. ft. per month	-	INR 55	-
Achievable Market Rent – Mixed Use-Retail (including Parking)	Per sq. ft. per month	-	-	INR 61.00
Rental Growth Rate (for FY'27)	% p.a.	2.50%	2.50%	2.50%
Rental Growth Rate (from FY'28 onwards)	% p.a.	5.00%	5.00%	5.00%
O&M Markup Growth Rate – FY 27 onwards	% p.a.	4%	4%	4%
O&M Markup Growth Rate (CIOP Margin)* FY 27 onwards	% p.a.	5%	5%	5%
Normal Market Lease Tenure	# of years	9	9	9
Normal Market Escalation at end	# of years	3	3	3
Market Escalation at the end of Escalation period	%	15.00%	15.00%	15.00%
O&M Markup for future leases	Per sq. ft. per month	INR 6.61	INR 6.61	INR 6.61

*Note: *CIOP (Candor India Office Park) provides project management services to the Subject Property of Brookfield India REIT which include services pertaining to construction, operations, procurement, accounting, legal and compliance services.*

- The cost escalation/inflation assumption of 5.0% per annum has been determined based on similar portfolios and which further corroborates with general consumer inflation trends observed in the Indian economy. This rate reflects average taken for historical inflation data for past 10 years from 2015 to 2024. Below is a table presenting the consumer inflation rate across various years:

Year	Inflation (%)
2015	4.91%
2016	4.95%
2017	3.33%
2018	3.94%
2019	3.73%
2020	6.62%
2021	5.13%
2022	6.70%
2023	5.65%
2024	4.95%

Source: World Bank

Capitalization Rate and Discount Rate

- With reference to the explanation in completed property section, the cap rate for the Subject Property has been assumed to be 8.5% in line with the available market information applied on the one year forward NOI in the terminal year.
- Cost of debt for under construction properties is considered based on prevailing construction finance rates at 10%.
- Additionally, the proportion of debt and equity has been derived considering the leverage extended for construction of Grade A office developments based on industry benchmarks and feedback received from financial institutions.
- Higher discount rate of 13% is assumed for the properties which are under-construction and/or at land stage .

6 Market Value

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property (Completed Building, Under construction and Future Development) comprising land and improvements thereon, as explained above, on the below mentioned dates, is as follows:

Component	Market Value as on	In Figures	In Words
Completed Building	30th September 2025	INR 27,216 Million	Indian Rupees Twenty-Seven Billion Two Hundred and Sixteen Million Only
Under construction* / Future Development	30th September 2025	INR 5,506 Million	Indian Rupees Five Billion Five Hundred and Six Million Only

REIT's share in asset: 100%

Market Value Progression

Component	Market Value (INR Mn) as on		
	30th September 2022**	30th September 2023	30th September 2024
Completed Buildings	INR 22,175 Million	INR 21,948 Million	INR 25,155 Million
Under construction / Future Development	INR 4,326 Million	INR 4,372 Million	INR 4,719 Million
	31st March 2023	31st March 2024	31st March 2025
Completed Buildings	INR 22,763 Million	INR 23,658 Million	INR 25,839 Million
Under construction / Future Development	INR 4,250 Million	INR 4,309 Million	INR 5,192 Million

*Note: ** The valuations as of the specified date were conducted by another valuer. Therefore, the market value has been provided by Brookfield REIT Management, sourced from their website. For more details, please visit– https://www.brookfieldindiareit.in/valuation-report#Valuation-Report*

Ready Reckoner Rate

Component	Rate
Carpet area	INR 8,441 per sq. ft.
Land area	INR 7,305 per sq. ft.

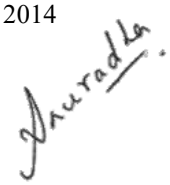
For reference, please refer Annexure 7.

I, L. Anuradha, the Valuer for the Subject Property, hereby declare that:

• I am fully competent to undertake the valuation,

• I am independent and have prepared the report on a fair and unbiased basis, and

• I have valued the properties based on the valuation standards as specified under sub-regulation 10 of regulation 21 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014



Prepared by

(L. Anuradha)

IBBI/RV/02/2022/14979

D ANNEXURES

Annexure 1: Cash Flows

Completed Buildings: Tower A1, A2, A3, B1, B2, B3, C1, C2, C3, G1, G2, G3

Years		1	2	3	4	5	6	7	8	9	10	11
Particulars	Unit	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35	30-Sep-36
OPERATING INCOME												
Lease Rentals (including Parking income)	INR Million	1,762.0	1,868.5	1,982.4	2,055.5	2,149.4	2,279.1	2,358.3	2,471.3	2,588.7	2,691.5	2,805.1
O&M Markup	INR Million	375.7	392.3	406.1	420.7	435.6	450.8	466.6	482.7	498.5	512.1	523.4
r Income	INR Million	13.1	13.7	14.4	15.1	15.9	16.7	17.5	18.4	19.3	20.3	21.3
Total Income	INR Million	2,150.8	2,274.4	2,402.9	2,491.3	2,600.8	2,746.6	2,842.4	2,972.5	3,106.5	3,224.0	3,349.8
Total Income from occupancy	INR Million	4,301.6	4,548.9	4,805.8	4,982.7	5,201.7	5,493.2	5,684.8	5,944.9	6,213.0	6,447.9	6,699.6
OPERATING COSTS												
CAM Costs For Vacant Areas	INR Million	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	INR Million	(12.1)	(12.7)	(13.3)	(14.0)	(14.7)	(15.4)	(16.2)	(17.0)	(17.9)	(18.7)	(19.7)
Total Operating Costs	INR Million	(12.1)	(12.7)	(13.3)	(14.0)	(14.7)	(15.4)	(16.2)	(17.0)	(17.9)	(18.7)	(19.7)
Net operating Income	INR Million	2,138.7	2,261.8	2,389.6	2,477.3	2,586.2	2,731.2	2,826.2	2,955.4	3,088.7	3,205.2	3,330.1
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	39,178.1	
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(391.8)	
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-	-	
Total Net Income	INR Million	2,138.7	2,261.8	2,389.6	2,477.3	2,586.2	2,731.2	2,826.2	2,955.4	3,088.7	41,991.5	
Other Expenses	INR Million	(35.2)	(37.4)	(39.6)	(41.1)	(43.0)	(45.6)	(47.2)	(49.4)	(51.8)	(53.8)	
Brokerage Expenses	INR Million	(17.2)	(43.7)	(4.1)	(1.1)	(2.3)	(0.0)	-	(2.6)	(26.0)	(59.2)	
Total Construction Costs	INR Million	(409.4)	(63.2)	-	-	-	-	-	-	-	-	
Net Cashflows	INR Million	1,676.9	2,117.5	2,345.8	2,435.1	2,540.8	2,685.6	2,779.1	2,903.5	3,010.9	41,878.5	

Note: We have arrived at the valuation of the Subject Property using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Under Construction: Tower F (Commercial cum Retail Development)

Particulars	Unit	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35	30-Sep-36
OPERATING INCOME												
Lease Rentals (including Parking income)	INR Million	-	19.19	141.68	281.23	409.88	445.45	466.43	488.46	512.27	536.40	563.26
O&M Markup	INR Million	-	11.05	40.81	72.71	95.30	99.55	103.98	108.62	113.47	118.54	123.84
Total Income	INR Million	-	30.25	182.49	353.94	505.17	545.00	570.42	597.08	625.74	654.94	687.09
Total Income from occupancy	INR Million	-	23.17	136.56	264.10	375.92	405.20	424.14	444.01	465.36	487.12	511.05
OPERATING COSTS												
CAM Costs For Vacant Areas	INR Million	-	(30.28)	(27.43)	(11.03)	-	-	-	-	-	-	-
Property Taxes	INR Million	-	(1.69)	(2.33)	(2.45)	(2.57)	(2.70)	(2.84)	(2.98)	(3.13)	(3.28)	(3.45)
Total Operating Costs	INR Million	-	(31.97)	(29.76)	(13.48)	(2.57)	(2.70)	(2.84)	(2.98)	(3.13)	(3.28)	(3.45)
Net operating Income	INR Million	-	(8.80)	106.80	250.61	373.34	402.50	421.30	441.03	462.23	483.83	507.60
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	5,971.74	
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(59.72)	
Total Net Income	INR Million	-	(8.80)	106.80	250.61	373.34	402.50	421.30	441.03	462.23	6,395.85	
GIL upfront payment	INR Million	135.59	-	-	-	-	-	-	-	-	-	
Maintenance Capex	INR Million	-	(0.28)	(2.04)	(4.05)	(5.90)	(6.41)	(6.72)	(7.03)	(7.38)	(7.72)	
Brokerage Expenses	INR Million	-	(16.95)	(23.32)	(23.31)	(5.95)	-	-	-	-	-	
Total Construction Costs (including Approval cost)	INR Million	(1,467.60)	(220.40)	-	-	-	-	-	-	-	-	
Net Cashflows	INR Million	(1,332.01)	(246.43)	81.44	223.25	361.49	396.08	414.59	434.00	454.85	6,388.13	

Note: We have arrived at the valuation of the Subject Property using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Future Developments: IT/ITeS

Particulars	Unit	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35	30-Sep-36
OPERATING INCOME												
Lease Rentals (including Parking income)	INR Million	-	-	-	-	47.71	125.55	192.83	365.92	458.34	476.32	512.74
O&M Markup	INR Million	-	-	-	1.32	18.95	35.16	60.40	101.32	115.31	120.46	125.85
Total Income	INR Million	**-**	**-**	**-**	**1.32**	**66.66**	**160.70**	**253.23**	**467.24**	**573.65**	**596.79**	**638.58**
Total Income from occupancy	**INR Million**	**-**	**-**	**-**	**1.32**	**66.66**	**160.70**	**253.23**	**467.24**	**573.65**	**596.79**	**638.58**
OPERATING COSTS												
CAM Costs For Vacant Areas	INR Million	-	-	-	(4.03)	(8.45)	(15.09)	(23.30)	(5.87)	-	-	-
Property Taxes	INR Million	-	-	-	(0.42)	(0.88)	(1.81)	(2.83)	(2.97)	(3.11)	(3.27)	(3.43)
Total Operating Costs	**INR Million**	**-**	**-**	**-**	**(4.45)**	**(9.34)**	**(16.90)**	**(26.13)**	**(8.84)**	**(3.11)**	**(3.27)**	**(3.43)**
Net operating Income	**INR Million**	**-**	**-**	**-**	**(3.13)**	**57.32**	**143.81**	**227.10**	**458.40**	**570.54**	**593.52**	**635.15**
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	7,472.35	
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(74.72)	
Total Net Income	**INR Million**	**-**	**-**	**-**	**(3.13)**	**57.32**	**143.81**	**227.10**	**458.40**	**570.54**	**7,991.15**	
Maintenance Capex	INR Million	-	-	-	-	(0.95)	(2.51)	(3.86)	(7.32)	(9.17)	(9.53)	
Brokerage Expenses	INR Million	-	-	-	(3.66)	(15.02)	(7.88)	(25.04)	(21.63)	-	-	
Total Construction Costs	INR Million	(87.42)	(349.69)	(560.18)	(635.55)	(651.14)	(440.64)	(92.62)	-	-	-	
Net Cashflows	**INR Million**	**(87.42)**	**(349.69)**	**(560.18)**	**(642.34)**	**(609.79)**	**(307.23)**	**105.59**	**429.46**	**561.37**	**7,981.62**	

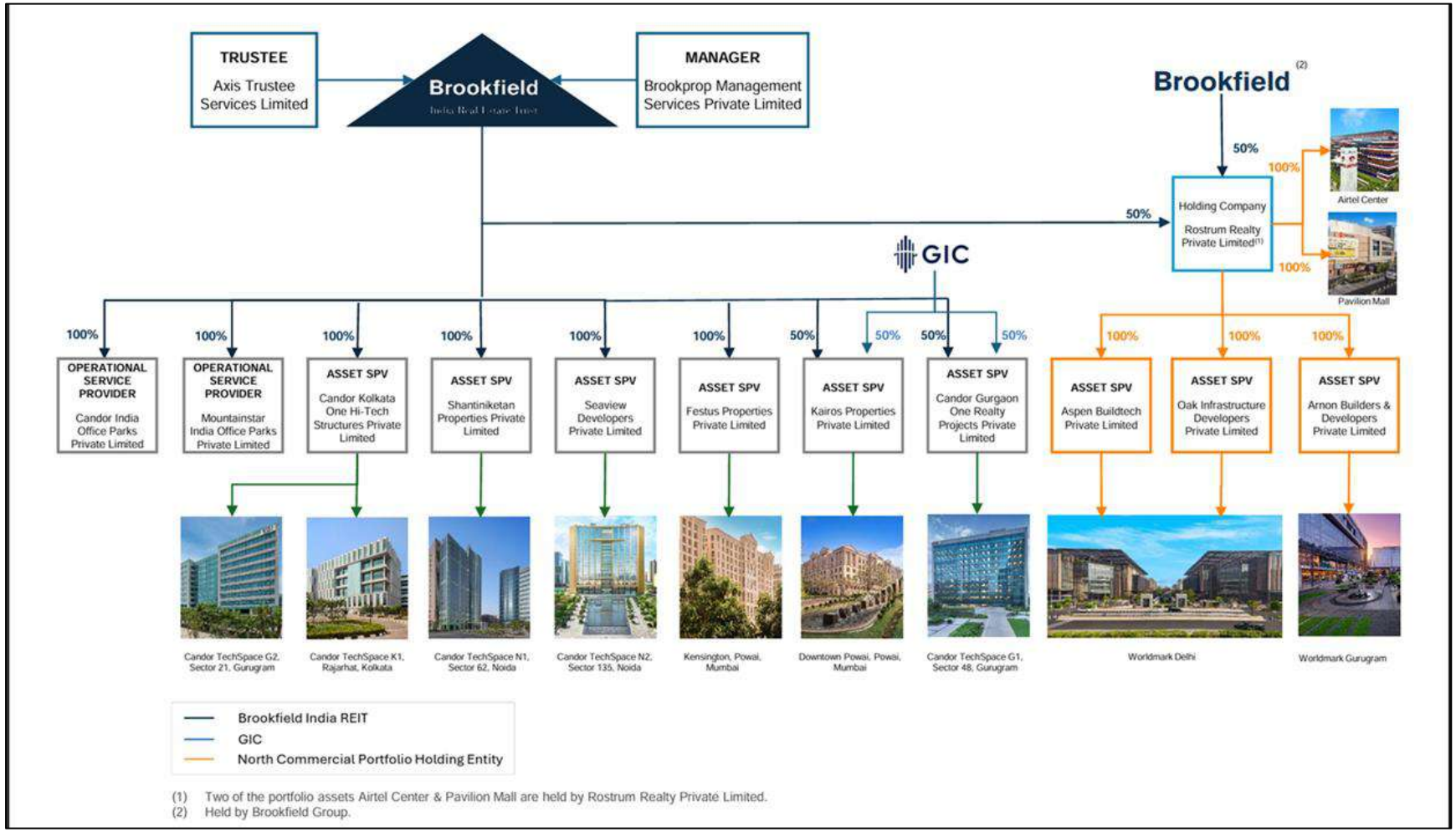
Note: We have arrived at the valuation of the Subject Property using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Future Development: Mixed Use (Retail)

Year		1	2	3	4	5	6	7	8	9	10	11
Particulars	**Unit**	**30-Sep-26**	**30-Sep-27**	**30-Sep-28**	**30-Sep-29**	**30-Sep-30**	**30-Sep-31**	**30-Sep-32**	**30-Sep-33**	**30-Sep-34**	**30-Sep-35**	**30-Sep-36**
OPERATING INCOME												
Lease Rentals (including Parking income)	INR Million	-	-	-	-	-	-	0.96	337.52	974.72	1,378.30	1,522.25
O&M Markup	INR Million	-	-	-	-	-	-	7.03	101.26	225.92	313.76	327.79
Total Income	INR Million	-	-	-	-	-	-	7.99	438.78	1,200.64	1,692.06	1,850.04
Total Income from occupancy	**INR Million**	**-**	**-**	**-**	**-**	**-**	**-**	**7.99**	**438.78**	**1,200.64**	**1,692.06**	**1,850.04**
OPERATING COSTS												
CAM Costs For Vacant Areas	INR Million	-	-	-	-	-	-	(74.29)	(100.94)	(28.91)	-	-
Property Taxes	INR Million	-	-	-	-	-	-	(5.43)	(7.60)	(7.98)	(8.38)	(8.80)
Total Operating Costs	**INR Million**	**-**	**-**	**-**	**-**	**-**	**-**	**(79.72)**	**(108.54)**	**(36.89)**	**(8.38)**	**(8.80)**
Net operating Income	**INR Million**	**-**	**-**	**-**	**-**	**-**	**-**	**(71.72)**	**330.24**	**1,163.75**	**1,683.69**	**1,841.24**
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	21,661.62	
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(216.62)	
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-	-	
Total Net Income	**INR Million**	**-**	**-**	**-**	**-**	**-**	**-**	**(71.72)**	**330.24**	**1,163.75**	**23,128.69**	
Maintenance Capex	INR Million	-	-	-	-	-	-	(0.02)	(6.75)	(19.49)	(27.57)	
Brokerage Expenses	INR Million	-	-	-	-	-	-	(24.85)	(101.87)	(106.96)	(27.39)	
Total Construction Costs	INR Million	-	-	-	(2,236.12)	(2,236.12)	(2,236.12)	(1,118.06)	-	-	-	
Net Cashflows	**INR Million**	**-**	**-**	**-**	**(2,236.12)**	**(2,236.12)**	**(2,236.12)**	**(1,214.65)**	**221.62**	**1,037.29**	**23,073.73**	

Note: We have arrived at the valuation of the Subject Property using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

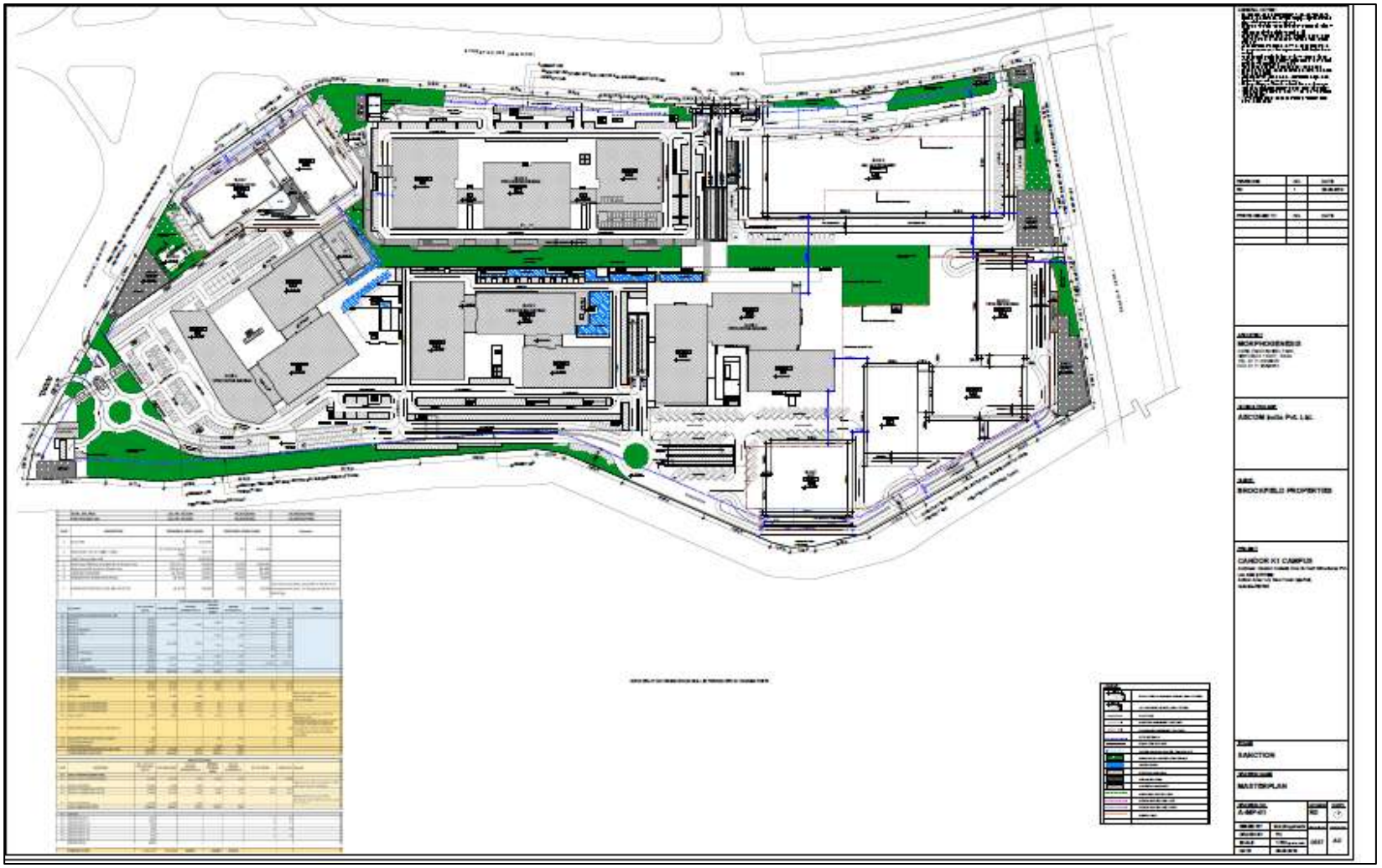
Annexure 2: Ownership Structure



Note:

By way of a scheme of amalgamation filed with the NCLT, Candor Gurgaon 2 has merged into Candor Kolkata. The NCLT has approved the scheme by way of its order dated 8 August 2019 and has approved the application for rectification of the aforesaid order by way of its order dated 14 November 2019. The scheme has been made effective from 4 May 2020 with the approval of the BoA dated 5 March 2020 and ROC, Mumbai dated 4 May 2020.

Annexure 3: Site Layout (Complete & Future Development)



Source: As provided by client

Annexure 4: Subject Property Photographs



View 1 of Subject Property



View 2 of Subject Property



View 2 of Subject Property



View 4 of Subject Property



View 5 of Subject Property



View 6 of Subject Property



Under-Construction Commercial Block



View of Electrical room



View of Parking Area



View of Generator Room

Annexure 5: Statement of Key assets

Building	No/Name		A1	A2	A3	B1	B2	B3	C1	C2	C3	G1	G2	G3
No of DG Capacity	KVA		6 x 1250 KVA			5 x 1010 KVA			2 x 1010 KVA,		4 x1500 KVA	8 x 1250 KVA		
No of Transformer/Capacity	KVA		4 x 2500 KVA			3 x 2000 KVA			2 x 1500KVA		1 x 2500KVA 1x 1000KVA	2 x 2000 KVA.		3 x 1600 KVA
Chiller Rating	Tr		4 x 750 TR			2 x 750 TR 2 x 380 TR			4 x 525 TR. 1 x 200 TR.			3 x 750 TR		2 x 186.5 TR
Cooling Tower	Tr		HVAC: 4 x 825 TR, 1 x 925 TR DG: 8 x 125 TR			HVAC: 2 x 825 TR, 2 x 450 TR, 1 x 500 TR		DG: 5 x 125 TR	HVAC: 2 x 200 TR, 1 x 500 TR DG: 5 x 125 TR			HVAC: 2 x 825 TR, 2 x 250 TR, 1 x 500 TR 8 x 125 TR		DG:
FF System (Pumps & Engine)	KW/HP		Jockey: 2 x 10 HP Hydrant: 1 x100 HP Sprinkler: 1 x 100 HP Diesel Engine: 1 x 133 HP						Jockey: 2 x 10 HP Hydrant: 1 x 100 HP Sprinkler: 1 x 100 HP Diesel Enginer: 1 x 138 HP			Jockey: 2 x 10 HP Hydrant: 1 x 100 HP Sprinkler: 1 x 100 HP Diesel Engine: 1 x 105 HP		
Water Pumping System (Domestic & Flushing)	KW/HP		Domestic Transfer pump 2 x 15 HP Domestic Transfer pump 4 x 10 HP			Domestic Transfer Pump: 2 x 15 HP			Domestic Transfer pump: 3 x 10 HP Domestic Transfer pump: 1 x 25 HP			Domestic Transfer pump: 1 x 20 HP Domestic transfer pump: 1 x 10 HP		
STP Rating	KLD		NA											
Warm Shell/ Bare Shell			Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell

Source: Client

Annexure 6: List of sanctions and approvals

List of one-time sanctions/ approvals which are obtained or pending:

Approvals Received

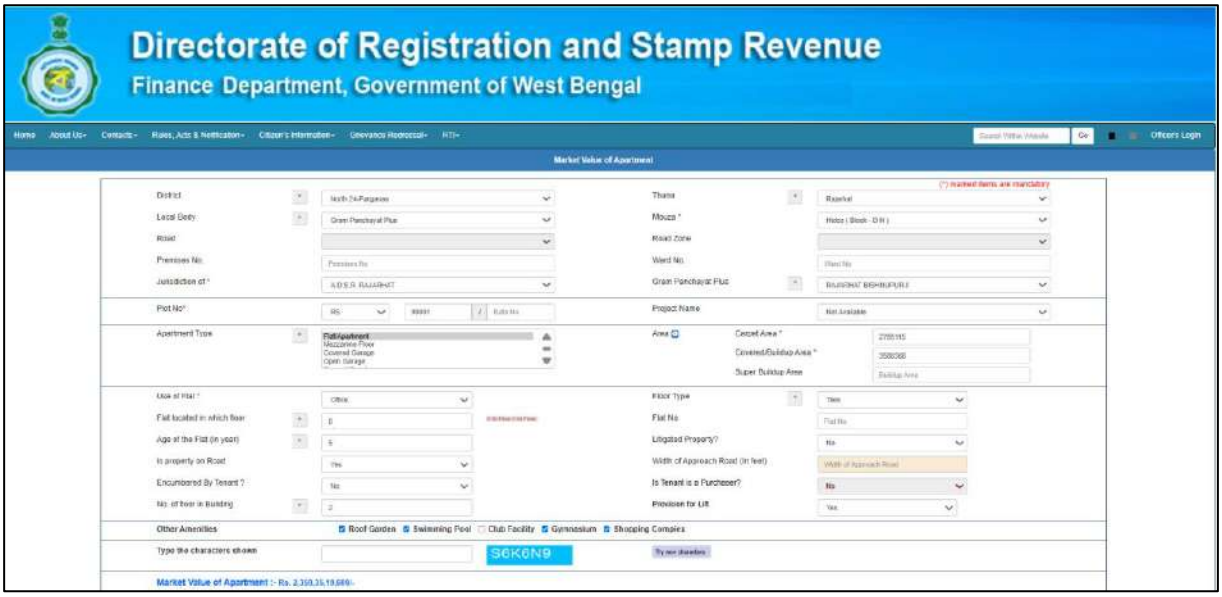
a) Building Plan Approvals
b) Full Occupancy Certificates received for all the operational buildings except for C1, C2 and C3 wherein only Partial Occupancy Certificates have been received
c) Consent to Establish (CTE) for new construction Baytown
d) Fire Scheme / Fire NOC for all operational buildings
e) Height clearance NOC from AAI
f) SEZ Approval for Authorized operations
g) Consent to Operate (CTO)
h) EC
i) Extension of POC for Towers C1, C2 & C3
j) Lift, DG, Transformer Noc
k) CLRA Registration
l) BoCW Registration
m) HSD Licence from PESO
n) Gas Bank Fire Safety Certificate
o) HSD Fire Licence (60 KL + 40 KL)

Approvals Pending

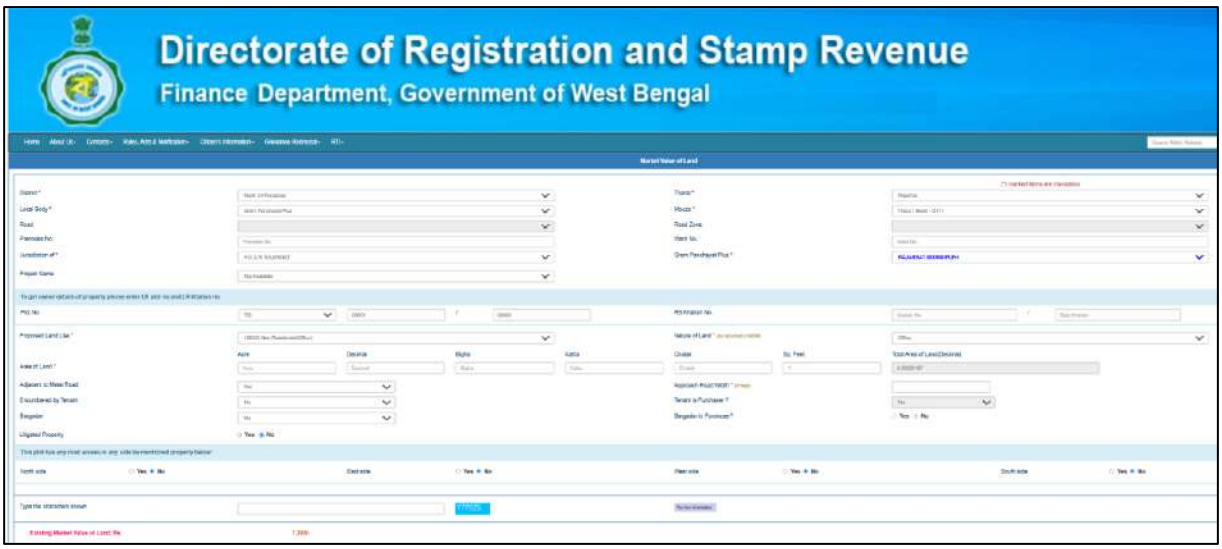
Approvals for Under Construction and Future Development Area

Annexure 7: Ready Reckoner Rate for Built Up area and Land area

Ready Reckoner Rate



Land Rate



Latest Notification for Temporary Reduction of Circle Rate/ IGR:

Government of West Bengal
Finance Department (Revenue)
Nabanna, Howrah-711102

No. 1645 – F.T
FT/O/1A-01/2022 Stamp

Dated, Howrah, the 27th September, 2022.

ORDER

Considering the economic slowdown due to Covid 19 pandemic, the Government in the Finance (Revenue) Department had considered the necessity for remission of Stamp Duty temporarily by 2% for several types of registration up to 31st January, 2022, vide Notification No. 1281-F.T dated 30th October, 2021.

Government in the Finance Department also considered the issue of Circle Rate and considering the necessity, reduced the Circle Rate temporarily by 10% on all immovable properties situated in the State of West Bengal up to 31st January, 2022, vide Notification No. 1282-F.T. dated 30th October, 2021.

Subsequently, to give further relief to the pandemic affected common people including home buyers, and also for generation of employment, the effective date of those two notifications was extended till 31st March, 2022, vide Order No. 133-F.T. dated 29th January, 2022 and thereafter till 30th September, 2022 vide Order No. 523-F.T. dated 31st March, 2022.

Now, in the interest of public service and also considering the interest of the home-buyers who have suffered extremely due to Covid 19 pandemic, it has been decided by Government in the Finance Department to further extend the benefits of Notification No. 1281-F.T dated 30th October, 2021 and Notification No. 1282-F.T dated 30th October, 2021 till 31st December, 2022.

By order of the Governor,

Senior Special Secretary
to the Government of West Bengal

Source: stamp_duty.pdf (wbregistration.gov.in)

Annexure 8: Major Repairs Undertaken and Proposed in the Subject Property

As informed by client, following major repairs/ upgrades have been taken up in the past:

- Renovation and expansion of the food court;
- Refurbishment of the banquet facility, installed modern audio-visual equipment and created a pre-function space;
- Revamping of the health club including gym and swimming pool;
- Installation of rooftop solar panels and undertook initiatives to reduce water and energy consumption and reduce our carbon footprint;
- Introduction of several amenities such as a telecom store, pharmacy, convenience stores, banks, salons, courier and concierge services and F&B outlets; and
- Improvement of connectivity both, within and immediately outside the office park, through dedicated shuttle services.

Annexure 9: Environmental Consideration

Source for Environmental considerations is as listed below:

- Seismic vulnerability and risk assessment of Kolkata City, India
- Flood Affected Area Atlas of India_(2023)_National Disaster Management Authority

Annexure 10: Information Provided

Information provided by the client are as listed below:

1. Rent Role
2. Architects Certificate
3. Additional Information:
   - Capex Details
   - O&M Income and Expense
   - CIOP Income and Expense
   - Property Tax details

Annexure 11: Caveats & Limitations

1. The Valuation Report (hereafter referred to as the "Report") covers specific markets and situations that are highlighted in the Report based on independent market report prepared by C&WI and does not entail any comprehensive analysis of the market and the industry given the nature of the scope of the assignment.
2. The opinions expressed in the Report are subject to the limitations expressed below.
    a. The valuation method adopted is based on the Valuer's expertise and knowledge taking into account the forecasts on demand, supply and pricing as undertaken by C&WI as part of an independent market/ industry research and considered to be relevant and reasonable at that point of time. The Report and the opinions therein do not constitute any recommendation to ***Brookfield India Real Estate Trust*** (or "the Client") or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and bases on which these opinions have been expressed and is not recommended as an input to any financial decision.
    b. It should be noted that the valuation is based upon the facts and evidence available at the time of conduct of the valuation and applicable on the date of valuation. It is therefore recommended that these valuations be periodically reviewed.
    c. Changes in socio-economic and political conditions could result in a substantially different situation than those presented herein. The Valuer assumes no responsibility for changes in such external conditions.
    d. The Valuer has relied on the independent market report prepared by C&WI and her own macro understanding of the market through readily available information in public domain. Hence, no direct link is sought to be established between the macro-level understandings on the market with the assumptions estimated for the analysis herein.
    e. The services provided is limited to valuation of the Subject Property primarily comprising Land and Building and any part thereof and does not constitute any audit, survey, due diligence, tax related services or an independent validation of the projections. Accordingly, no opinion has been expressed on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated and should not be used for any other purpose.
    f. While the information included in the Report is accurate and reliable to the best of the knowledge of the Valuer, no representations or warranties, expressed or implied, as to the completeness of such information is being made. The Valuer shall not undertake any obligation to update or supplement any information contained in the Report save as provided for in the Agreement.
    g. Apart from the sources already mentioned in the report, the Valuer has relied on readily available public information for the purpose of preparing this report.
3. The Report reflects matters as they currently exist. Any changes thereon may materially affect the information contained in the Report.

4. All assumptions made in order to determine the valuation of the Subject Property is based on information or opinions as current. In the course of the analysis, the Valuer has relied on information or opinions, both written and verbal, as obtained from the Clients as well as from third parties provided with, including limited information on the market, financial and operating data, which has been accepted as accurate in bona-fide belief. No responsibility is assumed for technical or specialised information furnished by the third-party organizations and this is bona-fidely believed to be reliable.
5. No investigation of the title of the assets has been made and owners' claims to the assets is assumed to be valid unless anything contrary is mentioned in the main report. No consideration is given to liens or encumbrances, which may be against the assets. Therefore, no responsibility is assumed for matters of a legal nature.
6. The Valuer's total aggregate liability to the Client including that of any third-party claims, in contract, tort including negligence or breach of statutory duty, misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the services is limited to an aggregate sum not exceeding the total fees paid for each instruction accepted. Unless specifically mentioned otherwise in the main report, the Valuer shall not be liable for any pure economic loss, loss of profit, loss of business, depletion of goodwill, in each case whether direct or indirect or consequential or any claims for consequential loss compensation whatsoever which, arise out of or in connection with services provided under this engagement.
7. The Client including its agents, affiliates and employees, must not use, reproduce or divulge to any third party any information it receives from the Valuer for any purpose.
8. This engagement shall be governed by and construed in accordance with Indian laws and any dispute arising out of or in connection with the engagement, including the interpretation thereof, shall be submitted to the exclusive jurisdiction of courts in New Delhi.

VALUATION REPORT

Candor TechSpace G2, Sector – 21, Gurugram, NCR

Date of Valuation: 30th September 2025

Date of Report: 1st November 2025

Submitted to: Brookfield India Real Estate Trust

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, 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 other purpose other than the purpose as agreed upon in the addendum dated 28th August 2024 to Letter of Engagement ("LOE") dated 23rd December 2022 and amended through addendum letter dated 22nd September 2023 without the prior written consent of the Valuer.

The information in this report reflects prevailing conditions and the view of Valuer as of this date, 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 as agreed upon in the Letter of Engagement ("LOE") dated 23rd December 2022. 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.

Executive Summary

Candor TechSpace IT/ITeS (G2), Sector-21, Gurugram, NCR		
Valuation Date:	30th September 2025	 View 1 of the Subject Property
Site Visit Date:	28th February 2025	
Valuation Methodology:	Discounted Cash Flow Method using Rental Reversion.	
Valuation Purpose:	Disclosure of valuation of asset forming part of portfolio of Brookfield India REIT in accordance with the SEBI (REIT) Regulations, 2014.	
Location / Situation:	Candor TechSpace G2 (herein after referred to as G2 and/ or Subject Property) is located on Old Delhi – Gurugram Road, Dundahera, Gurugram, one of the prime office destinations of Gurugram. The Subject Property is accessible via Old Delhi Road (30-metre-wide road) which further connects to Dwarka Link Road on North and Gurugram city on South. The Subject Property lies in close proximity to various office assets such as DLF Cyber Park, Ambience Corporate Towers, DLF Cyber City, etc. The profile of surrounding development for the Subject Property constitutes developed residential and commercial developments. It is well connected with other parts of the city through road and metro rail network.	 View 2 of the Subject Property
Description:	G2 constitutes 13 completed buildings (with OC received) and 1 future development building. The details of the same are: • Completed/Operational Buildings (13) : Tower 1, 2, 3, 4 (Amenity Block-1), 4A (Amenity Block-2), 5, 6, 7, 8A, 8B, 9, 10 (MLCP), and 11 • Future MLCP Leasable Area : Tower 10th floor 4th. • Future development (1) : Building name is Not Available (NA) The Completed buildings collectively admeasure 4,014,092 sq. ft.# of leasable area. Currently the committed occupancy in the Completed buildings is 78.04%. The Subject Property is an IT/ITeS SEZ development. As per the information provided by the Client, 185,198 sq. ft. of leasable area has been converted into Non SEZ area and 427,212 sq. ft. of leasable area is under process/ being planned of getting converted into Non SEZ area. The Future Development has a leasable area of 99,924 sq. ft. The leasable area of the future development is indicative and is subject to change once the internal business plans are in place or the construction is completed. The future development having leasable area 99,924 sq. ft. is expected to be ready by Q3 FY 2029 -30. The Subject Property offers state-of-the-art new office towers, cafeteria, creche, convenience store, rejuvenated terrace with an open sit-out area etc. It also provides a wide- range of new features such as touchless visitor management system, centralised command center, etc.	 View 3 of the Subject Property  View 4 of the Subject Property

Total Area:	Total Land Area: 28.526 Acres Completed Leasable Area: 4,014,092 sq. ft.[#] Future Development Leasable Area: 99,924 sq. ft. Total Leasable Area: 4,114,016 sq. ft.	

*Source: Architect's Certificate (Dated: 27th October 2025), *Rent Roll as at 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client information.*
**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area.*
[#] *The increase in leasable area is due to change in efficiency.*

MARKET VALUE OF THE SUBJECT PROPERTY

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property (Completed and Future Development) comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property, as on 30th September 2025, is as follows:

Component	Market Value as on	In Figures	In Words
Completed Building	30th September 2025	INR 45,047 Million	Indian Rupees Forty–Five Billion and Forty-Seven Million Only
Future Development	30th September 2025	INR 509 Million	Indian Rupees Five Hundred and Nine Million Only

Note:- REIT's share in asset: 100%.

**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 to the Candor Kolkata One Hi-Tech Structures Private Limited.*

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%.

This summary is strictly confidential to the addressee. It must not be copied, distributed or considered in isolation from the full report.

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From: L. Anuradha, MRICS
IBBI Registered Valuer (L&B)
(IBBI/RV/02/2022/14979)

To:	**Brookfield India Real Estate Trust**
Subject Property:	**Candor TechSpace G2, Sector – 21, Gurugram, NCR**
Report Date:	**1st November 2025**
Valuation Date:	**30th September 2025**

A REPORT

1 Instructions

Brookfield India Real Estate Trust (hereinafter referred to as the "Instructing Party" or the "Client"), has appointed Ms. L. Anuradha, MRICS , registered as a valuer 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 as the "Valuer"), in order to undertake the valuation of office property located in Gurugram (hereinafter referred to as "Subject Property" and/or "Candor TechSpace G2") for the disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange. The Subject Property and interests valued as part of this valuation exercise are detailed in Part C of this report. The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Annexure 11 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

2 Professional Competency of The Valuer

Ms. L. Anuradha Vijay is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset classes of Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since September 2022. She completed her Bachelor's in Architecture in 2002 and Master's in Planning from School of Planning & Architecture in 2004.

L. Anuradha (IBBI registration No. IBBI/RV/02/2022/14979) as a registered valuer entity under Section 247 of the Companies Act, 2013 and The Companies (Registered Valuer and Valuation) Rules, 2017 has more than 20 years of experience in the domain of urban infrastructure, valuation and real estate advisory. She was working as an Associate Director for Cushman and Wakefield (hereinafter referred to as "C&WI") from 2013-2022 and was leading the team for Tamil Nadu, Kerala and Sri Lanka. Prior to joining C&WI, she has been involved in various strategy level initiatives in Institutional development and Infrastructure for donor agencies and various Government and Private clients. L. Anuradha worked with SIVA group in the M&A practice where she was involved with the financial appraisal and valuation of real estate projects. Prior to this she has worked

with PriceWaterhouseCoopers in the Government, Real estate, and Infrastructure Development Practice where she was involved in carrying out financial appraisal and strategies for some of the State Governments in India. Her foundation in real estate valuation was at Jones Lang LaSalle where she worked for 3 years on multiple valuations and entry strategies for Indian NBFCs and funds.

Her last employment was at C&WI. As an Associate Director of the Valuation and Advisory team at C&WI, Ms. L. Anuradha provided support on identified business/ new opportunities, evaluated proposals for new property investments and/ or dispositions while providing analytical support for Investment recommendations. L. Anuradha was also key personnel in carrying out the Market study for the Mindspace REIT micro markets in India. She has undertaken valuations exercises for multiple private equity/ real estate funds, financial institutions, developers, and corporates across asset classes of commercial, retail, residential and hospitality. Her clientele included HDFC, Xander, DLF, RMZ, Embassy Group, CapitaLand, Tata Capital, Tata Realty, TVS group etc.

3 Independence and Conflicts of Interest

The Valuer confirms that there are no conflicts of interest so far as discharging her duties as a valuer for the Subject Property/ business is concerned and has undertaken the valuation exercise without the presence of any bias, coercion, or undue influence of any party, whether directly connected to the valuation assignment. There has not been any professional association with the Client or the Subject Property in past five years from the date of this report.

The Valuer or any of her employees involved in valuing the assets of the REIT have not invested nor shall invest in securities of any of the Subject Property being valued till the time she is designated as Valuer and not less than six months after ceasing to be a Valuer of the REIT.

4 Purpose of Valuation

The purpose of this valuation is for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

5 Basis of Valuation

Given the purpose of valuation as mentioned above, the valuation exercise has been carried out to estimate the "Market Value" of the Subject Property in accordance with the IVSC International Valuation Standards as effective from 31st January 2025 and as applicable on the date of valuation.

"Market Value" is defined 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 and where the parties had each acted knowledgeably, prudently and without compulsion.'*

6 Valuation Approach & Methodology



Understanding of the Subject Property

- Conduct site visit of the Subject Property to understand location and site dynamics.
- Assess the nature of Subject Property.
- Understand from documents provided and inputs from client, if there are any other covenants with respect to the marketability of the Subject Property.



Assessment

- Conduct Market Research to arrive at relevant assumptions and inputs.
- Determining appropriate valuation methodology and conducting valuation procedures to determine fair value.
- Sharing draft valuation report with Client.



Submission of Report

- Providing final value conclusion and report to the Client.

The basis of valuation for the Subject Property being Market Value, the same has been derived by the following approach:

Discounted Cash Flow Method using Rental Reversion

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the Subject Property to prospective tenants, typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In order to arrive at a unit value for these tenancies, we have considered the impact of such sub/ above market leases on the valuation of the Subject Property.

For the purpose of valuation of the Subject Property, Income Approach - Discounted Cash Flow Method using Rental Reversion has been adopted.

7 Assumptions, Departures and Reservations

This valuation report has been prepared on the basis of the assumptions within the instructions (Caveats & Limitations) detailed in Annexure 11 of this report. The development mix, built up area, land area and lease details such as lease rent, lease commencement and lease end date, lock – in period, escalation terms, etc. pertaining to the Subject Property is based on the appropriate relevant documents which has been provided by the Client and the same has been adopted for the purpose of this valuation.

8 Inspection

The Subject Property was inspected on 28th February 2025 by the Valuer. No measurement or building survey has been carried out as part of the valuation exercise. The Valuer has relied entirely on the site areas provided by the Client, which have been assumed to be correct. Based on the discussions with the client it has been assumed that no material change in the condition of the Subject Property has taken place.

9 General Comment

A valuation is a prediction of price, not a guarantee. By necessity it requires the valuer to make subjective judgments that, even if logical and appropriate, may differ from those made by a purchaser, or another valuer. Historically it has been considered that valuers may properly conclude within a range of possible values.

The purpose of the valuation does not alter the approach to the valuation.

Subject Property values can change substantially, even over short periods of time, and thus the valuation of the Subject Property herein could differ significantly if the date of valuation was to change.

This report should not be relied upon for any purpose other than for which this valuation exercise has been undertaken for.

10 Confidentiality

The contents of this Report are intended for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents except as maybe required in connection with disclosure of valuation of assets, forming part of the portfolio of Brookfield India REIT under the applicable law.

11 Authority

The Client acknowledges and agrees that the Valuer's services hereunder (including, without limitation, the Deliverables itself and the contents thereof) are being provided solely to the Client in relation for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40) and disclosure in the Documents and in the valuation report, as may be required.

The Valuer consents to the usage of her name as an expert, in relation to the Report, in the Documents. If the Client desires to use the Deliverables or the Valuer's name in any other offering other than the Documents as contemplated under the LOE, then the Client shall obtain the Valuer's prior written approval for such usage. The Client shall indemnify the Valuer for any losses suffered by him due to such usage other than for the purpose as contemplated under the LOE. Additionally, the Client herewith consents to provide or cause to be provided, an indemnification agreement in her favor, reasonably satisfactory to him for any use of the Report other than for the purpose permitted under the LOE. It is however clarified that the indemnity shall not cover

any losses resulting from the use of the Report for the purpose stated above including disclosure in the Documents and in the valuation report.

12 Reliant Parties

The reliance on the valuation reports prepared as part of this engagement to **Brookprop Management Services Private Limited ("Manager"), the Brookfield India REIT ("Brookfield REIT")** and auditors, debenture trustees, stock exchanges, unit holders of the REIT, Securities and Exchange Board of India (SEBI), credit rating agencies and Axis Trustee Services Limited, the trustee to the **Brookfield REIT ("Trustee")** for the purpose as highlighted in this report (valuation). The reliant parties shall also include auditors, lawyers and book running lead managers. The Valuer, however, would extend no liability to such reliant parties.

The valuation exercise is conducted strictly and only for the use of the parties as stated above who need to rely on such valuation ("Reliant Party") and for the Purpose specifically stated. The Instructing Party shall make all reliant parties aware of the terms and conditions of the agreement under which this exercise is being undertaken and take due acknowledgements to the same effect.

13 Limitation of Liability

The Valuer shall endeavor to provide services to the best of its ability and professional standards and in bonafide good faith. Subject to the terms and conditions in the LOE, the Valuer's total aggregate liability to the Client arising in connection with the performance or contemplated performance of the services herein, regardless of cause and/or theory of recovery, shall not exceed the fee paid to the Valuer for the engagement.

The Valuer acknowledges that it shall consent to be named as an 'expert' in the Offer Documents and that its liability to any person, in its capacity as an expert and for the Report, shall be without any limitation and in accordance with law. In the event that the Manager, the sponsors, the trustee, the REIT or other intermediaries appointed in connection with disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Report, the Claim Parties will be entitled to require the Valuer to be a necessary party/respondent to such claim and she shall not object to her inclusion as a necessary party/ respondent. In all such cases, the Client agrees to reimburse/ refund to the Valuer, the actual cost (which shall include legal fees and external counsel's fee) incurred by her while becoming a necessary party/respondent. If the Valuer does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defense in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against her in this regard.

14 Disclosure and Publication

The Valuer must not disclose the contents of this valuation report to a third party in any way, except as allowed under the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars. As per the terms and regulation 2(1) of the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment)

Regulations 2016 and subsequent amendments and circulars, it may be noted that the Valuation report is prepared in accordance with said REIT regulations.

15 Anti-Bribery & Anti-Corruption

Both Parties represents, warrants and undertakes that:

They are familiar with applicable Anti-Corruption Laws under the LOE including but not limited to Prevention of Corruption Act 1988 and will ensure that neither it nor any of its officers, directors, shareholders, employees and agents or any other person acting under its implied or express authority will engage in any activity, practice or conduct which would constitute an offence under, or expose or potentially expose either Party to any direct or indirect liability, under Applicable Anti-Corruption Laws;

It is further agreed that breach of any of the above undertakings shall be deemed to be a material breach of the Agreement and in case the Valuer is insisted upon or asserted by Client to violate any of the above said undertakings including Anti-Corruption regulations in any form or manner, on pretext of business relationship or otherwise, the Valuer shall have a discretionary right to terminate the LOE without any liability or obligation on her part.

Such termination of the LOE shall not in any way prejudice the rights and obligations (including payment for the services delivered under the LOE) already accrued to the Valuer, prior to such termination.

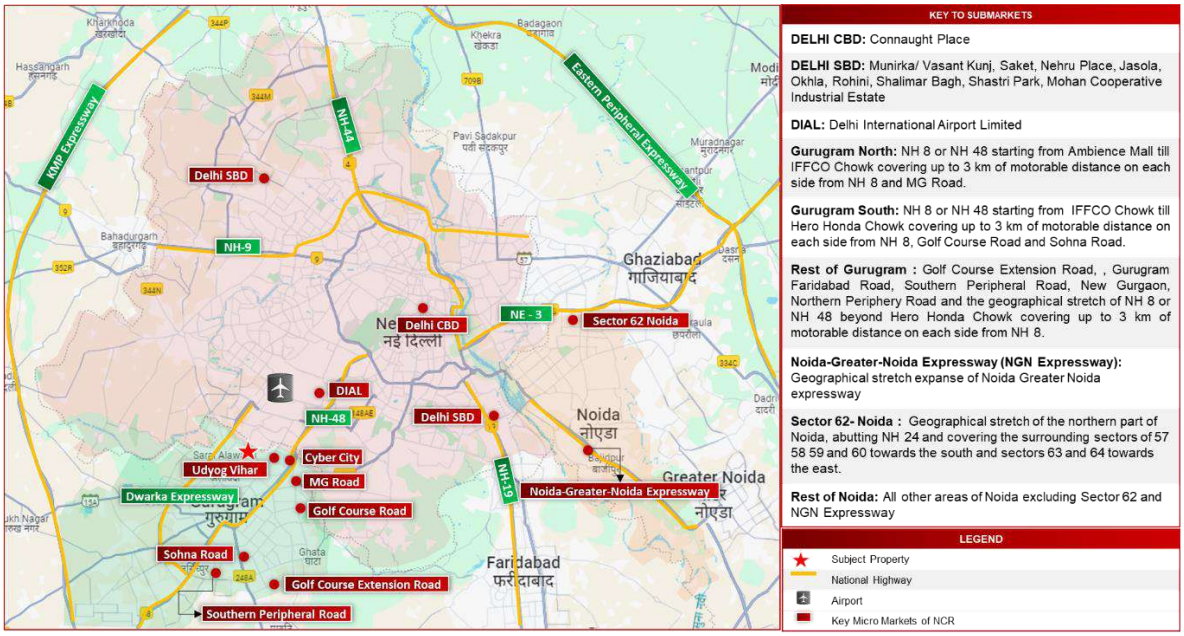
B National Capital Region Overview

For the purpose of the valuation exercise, reliance has been made on the market report prepared by Cushman and Wakefield India Private Limited (C&WI), who has been appointed by the Client as an independent consultant to carry out Industry and market report.

1 National Capital Region Overview

National Capital Region (NCR) is the world's second largest urban agglomeration by population and the largest by area (Source: www.un.org). It is an urban agglomeration, which encompasses the entire National Capital Territory (NCT) of Delhi as well as urban areas surrounding it in neighbouring states of Haryana, Uttar Pradesh and Rajasthan. In the last two decades, urbanization in Delhi has spread rapidly towards adjoining towns in the neighbouring states of Haryana and Uttar Pradesh. The proliferation of service and industrial activities resulted in significant migration of people from Delhi, mainly towards Gurugram, Noida and Ghaziabad.

The map below highlights the key office micro markets of NCR illustrating the geographical expanse of the office market. The micro markets covered for the analysis are the prime contributors to the office supply in NCR.



Source: Cushman and Wakefield Research

(Map not to scale)

NCR is presented as a consolidated office market comprising four independent micro markets:

1. Delhi (which further comprises micro-markets viz, Delhi CBD & Delhi SBD)
2. Gurugram (which further comprises micro-markets viz, Gurugram North, Gurugram South & Rest of Gurugram)
3. Noida (which further comprises micro-markets viz, Sector 62, Noida–Greater Noida (NGN) Expressway & Rest of Noida)
4. DIAL

Particulars	NCR overall	Delhi	DIAL	Gurugram*	Noida	Gurugram North^
Total Completed Stock till 9M CY 2025 (msf)	101.50	3.45	2.56	70.76	24.73	33.30
Current Occupied Stock till 9M CY 2025 (msf)	84.18	2.88	1.92	58.79	20.59	31.05
Current Vacancy 9M CY 2025 (%)	17.1%	16.4%	25.1%	16.9%	16.7%	6.8%
Avg. Annual Absorption – CY 2022 – 9M CY 2025 (msf)	5.55	0.16	0.18	3.87	1.35	2.01
Future Supply – Q4 CY 2025 E – CY 2027 E (msf)	13.01	-	3.01	4.62	5.39	1.56
Market Rent – 9M CY 2025 (INR psf / month)	97	154	232	104	56	128

The table below highlight the key statistics of NCR's office micro markets:

Source: Cushman and Wakefield Research

Notes:

1. *Only Grade A office spaces have been considered for the analysis presented in the above table.*
2. *Ghaziabad, Greater Noida and Faridabad have minimal office supply and have not been captured in the analysis.*
3. **Brookfield India REIT's city market for the Subject Property.*
4. *^Competitive REIT's micro market within Brookfield India REIT's city market for Subject Property.*
5. *Stock ("stock" and / or "relevant stock") and Supply ("supply" and / or "relevant supply") numbers are computed by excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria . Additionally, for Noida, non-IT buildings are also excluded from the analysis.*
6. *Vacancy and Net Absoption numbers are computed on the relevant stock.*
7. *The future supply estimates are based on analysis of proposed and under construction buildings.*
8. *The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
9. *Rentals presented above are weighted average values on completed stock.*

2 Brookfield India REIT's City Market – Gurugram

Candor TechSpace G2 is a freehold, Grade-A asset located in Gurugram city market of NCR, with well-planned infrastructure, proximity to residential areas and established social infrastructure.

2.1 Overview

Gurugram (often called the millennium city) is located towards the South-West of Delhi. Gurugram falls under the Indian state of Haryana. Gurugram district is the second largest city of Haryana and serves as its industrial and financial center. As per the Census 2011, Gurugram has the 3rd highest per capita income in India after Chandigarh and Mumbai. The area of the Gurugram District is 1,258 sq. km. Connaught Place, the CBD of Delhi is at approximately 22 km from Cyber City, the CBD of Gurugram. Further, the Indira Gandhi International Airport which is currently the only International Airport servicing the civil aviation demands of NCR is located at approximately 12 km from Cyber City. Compared to other suburban locations in Delhi, Gurugram enjoys several competitive advantages like presence of large multi-national corporations (MNCs) and their corporate office hubs, presence of multiple nationalized developers, connectivity, support infrastructure etc. Locational advantages along with presence of physical and social infrastructure has helped Gurugram to emerge as one of the prime office markets of NCR.



Source: Cushman and Wakefield Research
(Map not to scale)
Note: CPR stands for Central Peripheral Road

Note: The DMRC Yellow Line metro is proposed to be extended from Millenium City Centre Gurugram to Udyog Vihar, via Old Gurugram and finally terminating at Cyber City rapid metro station. Also, a station for Delhi – Alwar RRTS is proposed to enter Gurugram from Aerocity with a station at Cyber City and Rajiv Chowk on NH – 48. The source for the said metro routes is the information available in the public domain and may differ subject to final approvals.

The established office clusters of Gurugram are concentrated towards Cyber City, Udyog Vihar, MG Road, Golf Course Road and Sohna Road. Golf Course Extension Road is the next emerging office location after the clusters stated above. Gurugram is primarily characterized by investment grade developments offering modern amenities. To name a few, established players like DLF, Brookfield, Hines, Vatika, Tata Realty, Ascendas, Bharti etc. have their footprint in Gurugram.

The retail landscaping of Gurugram is skewed towards retail mall format. MG Road, Golf Course Road, Sohna Road and NH 48 are the established retail mall locations of Gurugram. Galleria Market in DLF Phase – IV is one of the prominent high streets in Gurugram. Presence of a significant young working population in Gurugram led to the emergence of new formats viz. F&B hubs like DLF Cyber Hub, Sector 29 and 32nd Milestone, and are well accepted now. Golf Course Extension Road, Southern Periphery Road and Northern Periphery Road are the emerging locations for retail development. Golf Course Extension Road will have a healthy mix of high street and retail mall development formats.

The established residential clusters of Gurugram are concentrated towards Golf Course Road, Sohna Road, Sector 51 – 56 and Udyog Vihar. Golf Course Extension Road is the next emerging residential location after the clusters stated above. Southern Periphery Road and Northern Periphery Road are the upcoming residential locations.

Gurugram is divided into three office micro markets:

- Gurugram North – NH 48 starting from Ambience Mall till IFFCO Chowk covering up to 3 km of motorable distance on each side from NH 48 and MG Road. The Subject Property is located in Gurugram North micro market.
- Gurugram South – NH 48 starting from IFFCO Chowk till Hero Honda Chowk covering up to 3 km of motorable distance on each side from NH 48, Golf Course Road and Sohna Road.
- Rest of Gurugram – Golf Course Extension Road, Gurugram Faridabad Road, Southern Peripheral Road, New Gurugram, Northern Periphery Road and the geographical stretch of NH 48 beyond Hero Honda Chowk covering up to 3 km of motorable distance on each side from NH 48.

The key drivers of demand for office space in Gurugram are as follows:

- **Connectivity and linkages:** Gurugram is well connected to other nodes of NCR via robust road and metro network. Hence, efficient management of commuting by public and private mode of communication makes it a conducive location for workforce travelling for work.
- **Proximity to Indira Gandhi International airport:** Gurugram is in close proximity to airport and hence attracted large occupier base to the city. Its closeness to airport helped the city to grow at a very fast pace.
- **Presence of social and lifestyle infrastructure:** Along with good physical infrastructure the city offers a healthy mix of social and lifestyle infrastructure. Presence of good schools like Shri Ram, Shiv Nadar, Lotus valley, Suncity etc.; good hospitals like Artemis, Medanta, Fortis etc.; retail malls like Ambience mall, MGF Metropolis etc.; F&B formats like Cyber Hub, 32nd Milestone, Sector 29 etc.; crèche like

Klay, IPSAA, Footprint etc.; has made Gurugram as one of the most preferred micro markets for the working population. The city offers easy accessibility to the amenities required by the working population to lead life independently.

- **Growth of IT and GCC in India:** As India is moving ahead into a higher growth trajectory; the real estate requirement of the growing technology industry is also increasing. Traditionally, the Indian Technology industry was centered in Bangalore and later expanded to other cities such as Noida, Gurugram, Hyderabad, Pune, Chennai, and Mumbai. Concurrently, ~60% of Fortune 500 companies have set up their GCCs in India.

  In FY 2025, India hosts approximately more than 1,760 GCCs which generated revenue of almost USD 65 bn and employed more than 2.0 Mn people. The quality of India's workforce and office infrastructure have resulted in several multinational companies setting up GCCs in India. The allure of India's adept workforce and well-equipped office infrastructure has beckoned numerous multinational corporations to establish GCCs within the country. With the growth in IT Sector and GICs/GCCs, the demand for real estate from these companies have also seen an increase. These companies generally have high stickiness and typically prefer office spaces which offer large floor plates, amenities in the park and have proximity to the talent pool catchment areas.
- **Access to educated talent pool from Delhi, Haryana, Punjab, Rajasthan and Uttar Pradesh:** As the city is accessible through multiple modes of transportation and it offers residential spaces across various price categories, it attracts talent pool from all adjoining locations.
- **Healthy mix of commercial, IT/ITeS and SEZ developments:** Gurugram offers a healthy mix of commercial, IT/ ITeS and SEZ office space and hence attracts the occupier base across categories.

2.2 Key Statistics - Gurugram

Particulars	Details
Total Completed Stock (9M CY 2025)	Approximately 70.76 msf
Current Occupied Stock (9M CY 2025)	Approximately 58.79 msf
Current Vacancy (9M CY 2025)	Approximately 16.9%
Annual Net Absorption (CY 2022 – (9M CY 2025))	Approximately 3.87 msf
Future Supply (Q4 CY 2025E – CY 2027 E)	Q4 CY 2025E: NIL CY 2026E: Approximately 3.06 msf CY 2027E: Approximately 1.56 msf

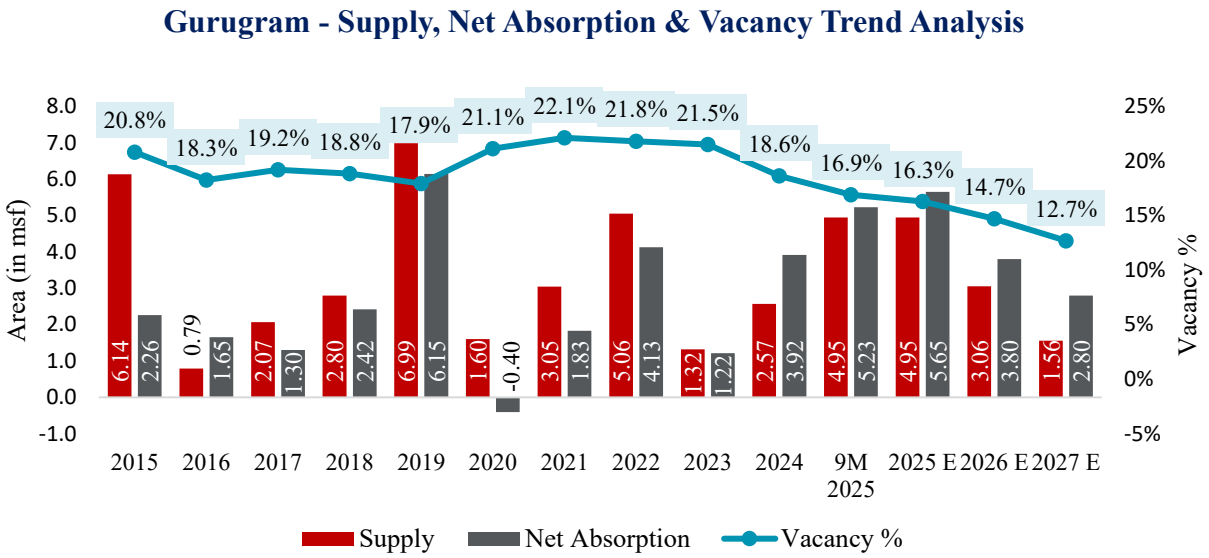
Source: Cushman and Wakefield Research

Notes:

1. *Only Grade A office spaces have been considered for the analysis presented in the above table. Vacancy and Net Absoption numbers are computed on the relevant stock.*
2. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria.*
3. *The future supply estimates are based on analysis of proposed and under construction buildings.*
4. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

2.3 Supply, Absorption & Vacancy

The supply, absorption & vacancy trend for Gurugram is as follows:



Source: Cushman and Wakefield Research

Notes:

1. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria.*
2. *Future supply estimates are based on analysis of proposed and under construction buildings, however future absorption estimates are derived basis past trends, current vacancy and estimated supply.*
3. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

The micro markets in Gurugram developed their individual flavours in terms of nature of developments (campus and integrated, strata and non-strata buildings) and larger developers created an ecosystem favouring their developments. Occupiers prefer office spaces offering better amenities and the health & safety standards. With infrastructure getting a boost from the government and city limits expanding, new micro markets are gaining prominence as office destination.

Gurugram's commercial real estate market has demonstrated strong momentum in 9M CY 2025, with net absorption reaching a record 5.23 msf—the highest since 2020. In the last 2 years the net absorption exceeded new supply, signalling robust demand. Vacancy rates have been steadily declining, standing at 16.9% as of 9M CY 2025. With increased hiring across the sectors specially Technology and BFSI (which are large contributors to office market of India) the new demand is likely to keep growing for the office market. Gurugram's nature of hosting diverse demand from sectors like Technology, BFSI, professional services, media and telecom would help keeping the net absorption figures growing. In our view, the future supply would follow net absorption trends, maintaining the real estate growth momentum in the city. Hence, the vacancy levels are expected to move southward in the coming future.

The analysis of current overall vacancy level of Gurugram suggest that the vacancy levels for non-strata development is 13.1% as compared to the strata developments as 24.8%. This clearly demonstrates the preference of occupiers in the market.

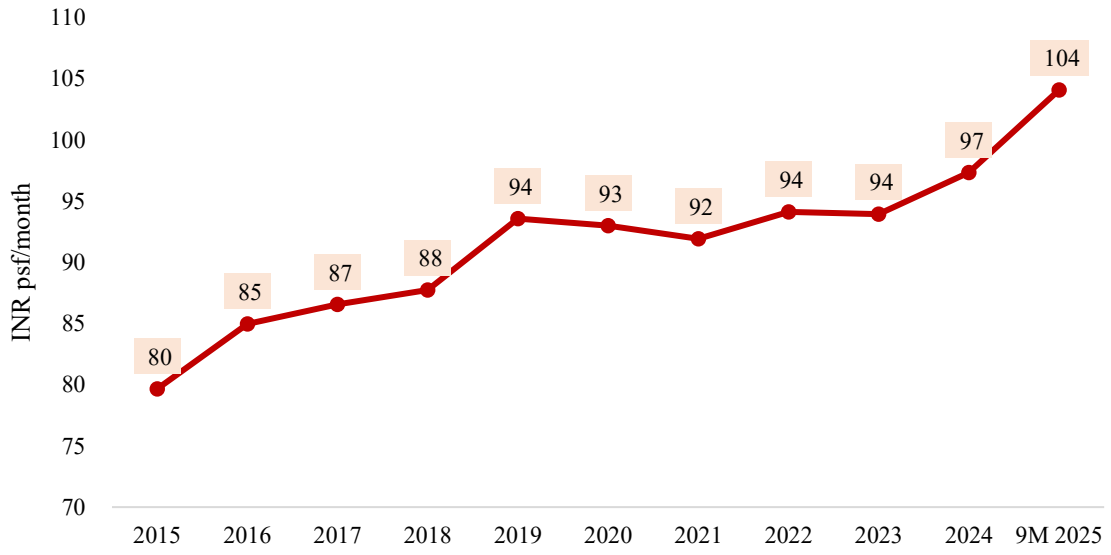
It is further evident from the fact that the vacancy of the prominent non-strata developments of Gurugram has consistently remained sub 5%. As on 9M CY 2025, office buildings like One Horizon Center, DLF Cyber Park are fully occupied. Multiple buildings in DLF Cyber City, NH Prime and TRIL Commercial Tower have vacancy below 5%. Further, buildings such as DLF Downtown Block 4 and DLF Atrium Towers 1, 2, and 3, which have been recently added to the micro market, witnessed strong pre-commitments of over 95% and 70%, respectively.

Looking ahead, Gurugram's office landscape is set to be primarily shaped by non-strata owned developments. This is evident in the anticipated future supply of approximately 2.75 msf scheduled for completion between Q4 CY 2025E – CY 2027E.

2.4 Rental Trend Analysis

The rental trend for Gurugram is as follows:

Gurugram – Quoted Rental Trend



Source: Cushman and Wakefield Research

Notes:

1. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area across Gurugram.*
2. *The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters. Rentals for competitive REIT Gurugram properties have been sourced from client. These are actual transacted rentals which include Fresh leases, Term renewals and space extension by existing tenants.*
3. *Rentals presented above are weighted average values on completed stock.*

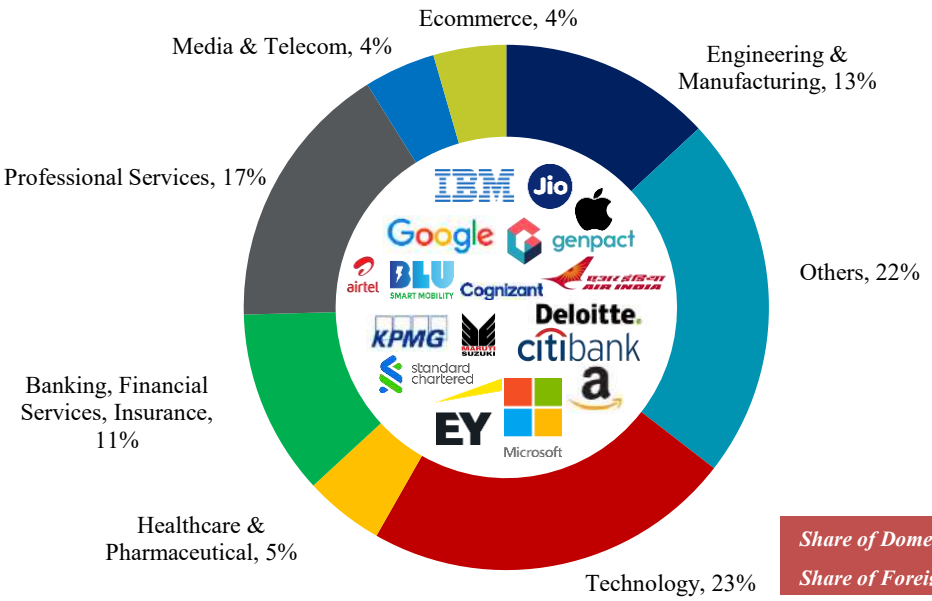
Gurugram witnessed stable rental growth of approximately 3.3% between CY 2015 and CY 2018, followed by a sharp spike in CY 2018–2019, pushing growth to around 6.6%. Between CY 2020 and CY 2022, around 75% of the new supply was concentrated in developing office micro-markets or strata-sold assets, which kept overall rentals largely stable during that period.

However, over the past two years, fresh supply in established micro-markets such as NH-48 Prime, DLF Cyber City, DLF Downtown, HQ 27 and DLF Atrium has revived upward rental momentum. Since CY 2023, rentals have been on an uptrend, now commanding INR 104 psf per month.

Among Gurugram's micro markets, DLF Cyber City commands the highest rentals followed by Golf Course Road. NH 48 Prime micro market witnessed a drastic increase in rentals in 2019 due to the addition of DLF Cyber Park. With denotification allowed in SEZ developments; the rentals for said developments are expected to increase from current levels (as it broadens the potential occupier base for the property). Thus, creating an overall positive impact for the city.

2.5 Sectoral Demand Analysis – Gurugram (2015 – 9M CY 2025)

Key Industries present in Gurugram
(CY 2015 – 9M CY 2025 ~66.37 msf)



Share of Domestic Occupiers: 39%
Share of Foreign Occupiers: 61%

Source: Cushman and Wakefield Research

Notes:

1. *Others includes Automobile, Education, FMCG, Logistics & Shipping, Aviation, Diversified, Real Estate & Related Services, etc.*
2. *The sectoral absorption analysis is based on gross absorption activity of Gurugram's relevant stock i.e., including any relocations, consolidations etc. All pre-commitments & sale/purchase transactions are excluded from this analysis.*
3. *The lease transactions of less than 10,000 sq. ft. were ignored for Domestic & Foreign occupier bifurcation.*

Gurugram's office supply constitutes an equal mix of commercial and IT/ITeS developments and reflects similar positioning in demand. Technology is the prominent sector contributing 23% to the overall demand. The other prominent industries contributing 41% to the demand are professional services (17%), Engineering & Manufacturing (13%) and BFSI (11%). In the recent years, factors like start-ups, individual set-ups, emergence of e-commerce, change in consumer behaviour has further led to the increase in demand of office space (including flexi workspace). The mix of foreign and domestic occupants in Gurugram is 61:39.

3 Gurugram North – Competitive REIT Micro Market

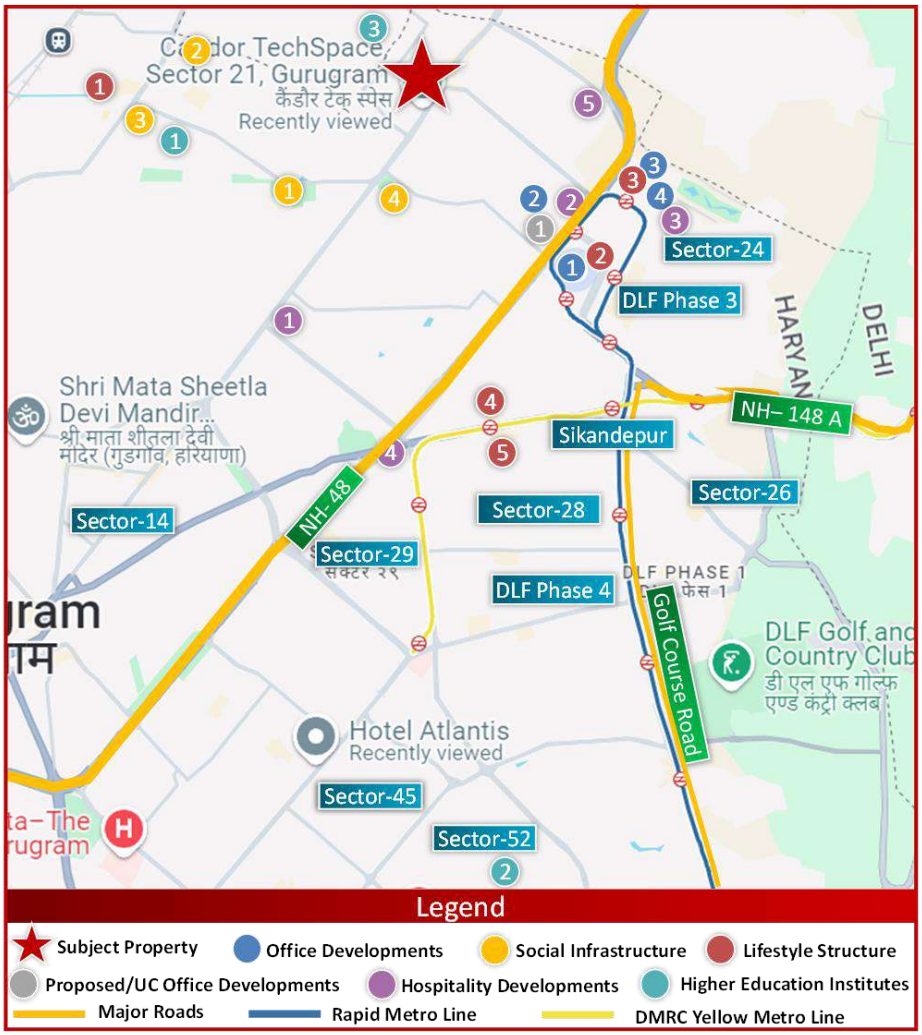
3.1 Overview

Gurugram North is the largest office micro market of Gurugram. It is an established office, residential and retail destination of Gurugram. The office supply in this competitive REIT micro market is interspersed between investment grade and sub-investment grade developments. The office supply constitutes a mix of IT and Non-IT developments primarily skewed towards IT.

Residential supply in this micro market constitutes a mix of independent plotted development and high-rise group housing developments catering to Middle-Income, Upper Middle-Income Group and High-Income Group. The retail landscaping of Gurugram North is a mix of high street and retail malls. The office supply additions here are primarily driven by DLF.

Emergence of DLF Cyber City as an office and leisure destination has resulted in upgrading the available infrastructure, imposing a positive impact on the competitive REIT micro market. Some of the prominent office developments in this micro market are DLF Downtown, DLF Cyber City, Candor TechSpace G2, DLF Cyber Park, RMZ Centra One etc. G2 is within close proximity to some of the renowned hotels like The Oberoi/ Trident, Hyatt Place, Radisson, Leela Ambience etc.

3.2 Social and Physical Infrastructure



Source: Cushman and Wakefield Research
(Map not to scale)

Key Commercial Developments | *Social Infrastructure* | *Lifestyle Infrastructure* | *Proposed/Under Construction Office Developments* | *Hospitality Developments* | *Higher Education Institutions*

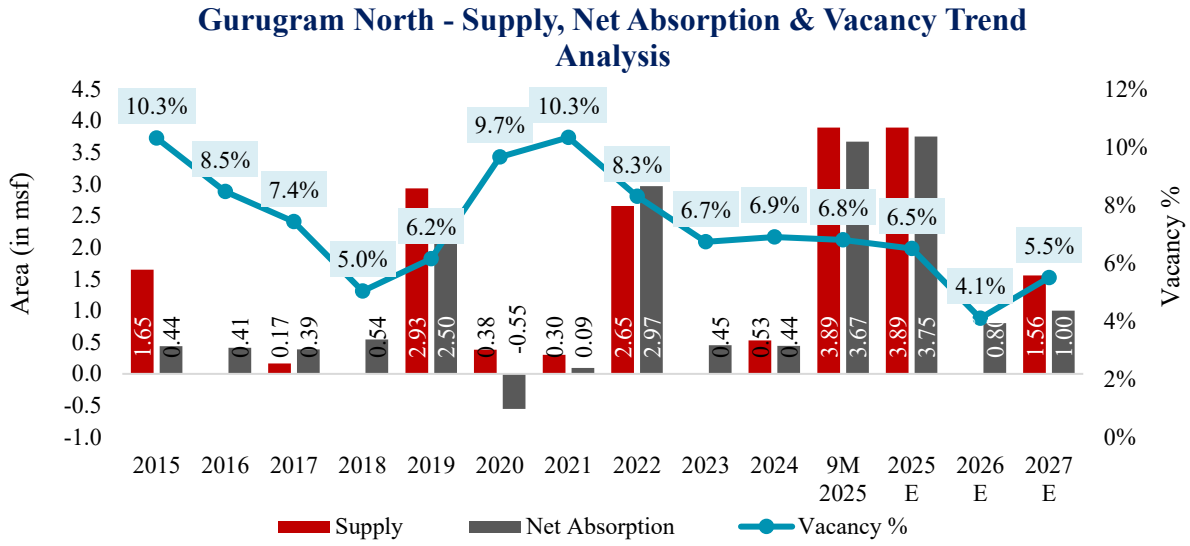
Key Office Developments	Social Infrastructure	Lifestyle Infrastructure	Proposed/Under Construction Office Developments	Hospitality Developments	Higher Education Institutions
1. DLF Cyber City (3.2 km)	1. Rotary Public School (1.5 km)	1. Ansal Plaza (4.2 km)	1. DLF Atrium Place – Block 4 and 5 (2.5 km)	1. Hotel Hyatt Place (1.8 km)	1. Northcap University (3 km)
2. DLF Cyber Park (2.1 km)	2. Swiss Cottage School (4 km)	2. DLF Cyber Hub (3.2 km)		2. Oberoi/ Trident Hotel (2 km)	2. ICFAI Business School (>100 mtr)
3. Ambience Corporate Towers (6.6 km)	3. Columbia Asia Hospital (4.2 km)	3. Ambience Mall (5.1 km)		3. Hotel Leela (6.6 km)	3. Fairfield Institute of Management & Technology (2.5 km)
4. DLF Downtown Block – 2 & 3 & 4 (4.7 km)	4. KLAY Preschool & Day Care Center (500 m)	4. MGF Metropolitan Mall (7.2 km)		4. Westin Hotel (6.5 km)	
5. DLF Atrium Block –1, 2 & 3		5. City Centre Mall (7.1 km)		5. Radisson Hotel (3.2 km)	

& 4 (4.7 km) (2.5 km)					

Sector 21, Gurugram, where the Subject Property is located, lies on a road (Old Gurugram road) running parallel to NH 48, which is the main road, connecting Gurugram to other cities of NCR. There are multiple connecting roads which connect Old Gurugram road to National Highway 48. Old Gurugram road is also a major road providing connectivity to the Subject Property through other parts of the city. Additionally, multiple U-turn under passes and flyovers at various intersecting junctions between NH 48 and Old Gurugram road has eased the traffic flow.

Indira Gandhi International Airport is located at approximately 9 km from competitive REIT's micro market (assuming Subject Property being the point of measurement). Currently the nearest metro station is Cybercity station on Rapid Metro line. 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.

3.3 Supply, Absorption & Vacancy Analysis



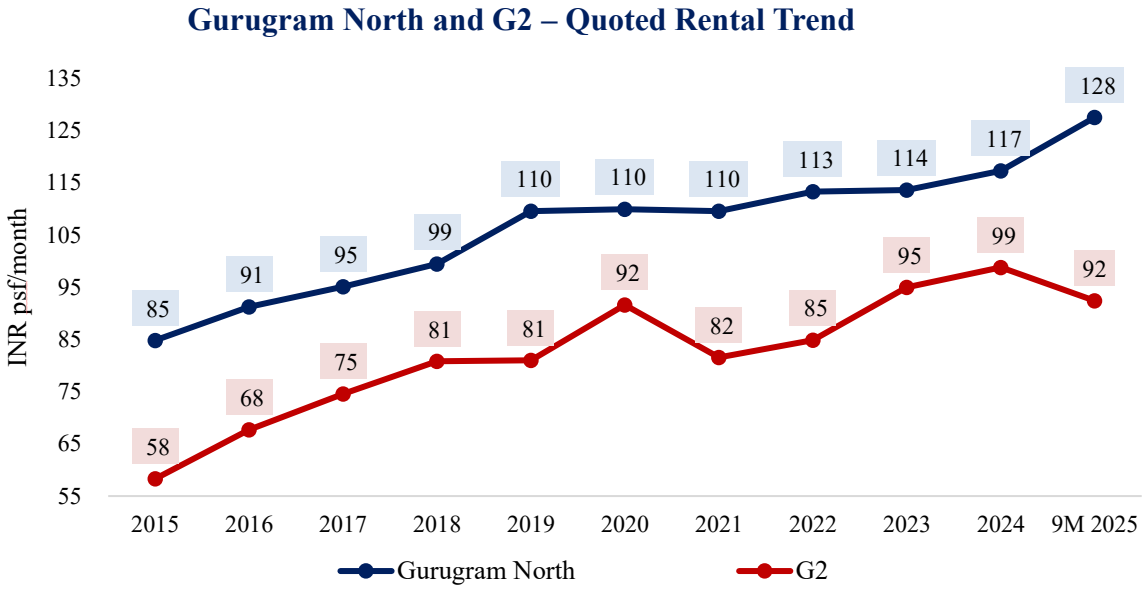
Source: Cushman and Wakefield Research

Notes:

1. *Only Grade A office spaces have been considered for the analysis presented in the above chart.*
2. *Only the relevant stock has been considered for this analysis excluding the buildings less than 1 lakh square feet across Gurugram North and applying certain other criteria.*
3. *Future supply estimates are based on analysis of proposed and under construction buildings, however future absorption estimates are derived basis past trends, current vacancy and estimated supply.*
4. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

Gurugram North refers to the geographical stretch of NH 48 starting from Ambience Island till IFFCO Chowk covering up to 3 km of motorable distance on each side from NH 48 and MG Road. It is the biggest micro market of the city, contributing about 47% of total stock of Gurugram. Gurugram North has witnessed limited supply since 2015 and witnessed consistent demand from occupiers. Gurugram North benefits from its location and presence of established players like Brookfield and DLF. The competetive REIT micro market offers large integrated office developments addressing the office space requirements of large occupiers. The quality of developments coupled with locational advantages will continue to drive demand for the micro market. The competetive REIT micro market has seen declining trend in the vacancy since 2021. Absorption as of 9M CY 2025 for the competetive micro market is ~3.7 msf with vacancy at 6.8%. The same trend is expected to continue in the near future.

3.4 Rental Trend Analysis



Source: Cushman and Wakefield Research

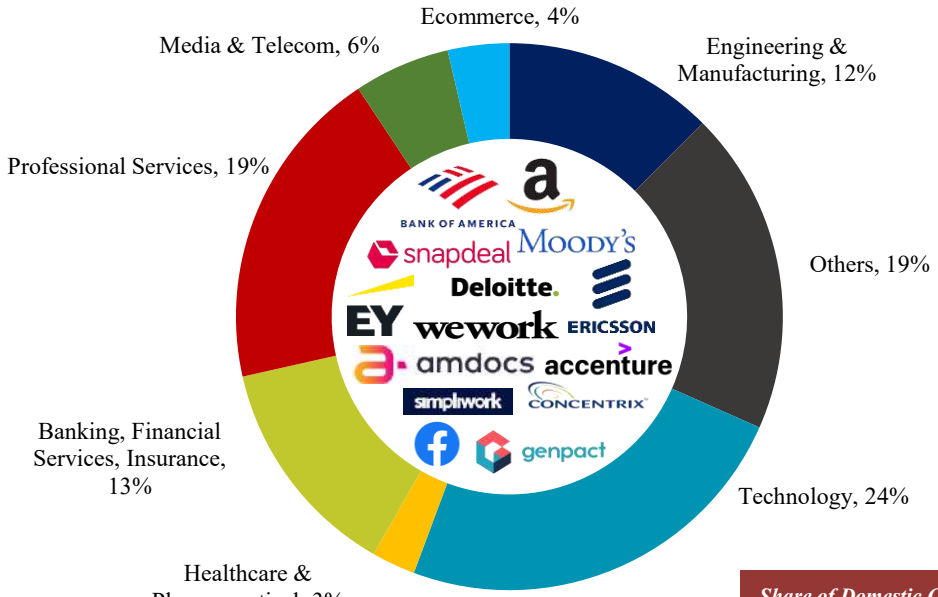
Notes:

1. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria.*
2. *The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
3. *Rentals for Candor TechSpace G2 have been sourced from client. These are actual transacted rentals which include Fresh leases, Term renewals and space extension by existing tenants, which happened at improved efficiency and the same has been adjusted to asset level efficiency.*
4. *Rentals presented above are weighted average values on completed stock.*

Gurugram North is the micro market closer to Delhi, IGI airport as well as easily accessible by NH 48 and hence enjoys superior connectivity with Delhi and NCR at large, as compared to the rest of Gurugram. The competitive REIT micro market has been developed majorly by players like DLF, Brookfield, Ambience, BPTP etc. and hence offers quality developments with better amenities. Gurugram North is also benefiting with regular infrastructure upgradation. This micro market has witnessed above average rental growth as it has managed to attract significant occupier base owing to its access to physical infrastructure and social amenities like F&B hubs at Cyber hub, Sector 29 etc. which are sought after by contemperorary working population. The Competitive REIT Micro Market has witnessed a rental CAGR of 4.3%, as compared of 4.8% in the Subject Property over the same period.

3.5 Sector Demand Analysis (CY 2015 – 9M CY 2025)

Key Industries present in Gurugram North
(CY 2015 – 9M CY 2025 ~ 35.01 msf)



Share of Domestic Occupiers: 34%
Share of Foreign Occupiers: 66%

Source: Cushman and Wakefield Research

Notes:

1. *Others includes Automobile, Education, FMCG, Logistics & Shipping, Aviation, Diversified, Real Estate & Related Services, etc.*
2. *The sectoral absorption analysis is based on gross absorption activity of Gurugram North's relevant stock i.e., including any relocations, consolidations etc. All pre-commitments & sale/purchase transactions are excluded from this analysis.*
3. *The lease transactions of less than 10,000 sq. ft. were ignored for Domestic & Foreign occupier bifurcation.*

Gurugram North is dominated by Technology and Professional Services sector which together contributes 43% of the leasing activity in the period CY 2015 – 9M CY 2025. The tenants are attracted to the competitive REIT micro market due to availability of good physical and social infrastructure. The technology occupiers in this micro market are involved in the activities of software development, process engineering, research and development etc. The other prime contributors to the demand are Engineering & Manufacturing and BFSI, together contributing 26%. The engineering occupiers in this micro market are involved in the activities of telecom research & development, automobile sales etc. The mix of foreign and domestic occupants in Gurugram North is 66:34.

4 Market Outlook

Gurugram North comprises some well-established office developments in the Competitive REIT Micro Market includes Candor TechSpace G2, DLF Cyber City, DLF Cyber Park, DLF Downtown etc.

The Competitive REIT Micro Market has witnessed a consistent decline in vacancy levels since 2021. As of 9M CY 2025, net absorption stands at 3.67 msf, with vacancy at 6.8%. Looking ahead, despite an anticipated supply of approximately 1.56 msf between Q4 CY 2025E and CY 2027E, vacancy rates are expected to remain stable—ranging between 4% and 7%—supported by high-quality upcoming developments and sustained demand from occupiers.

According to the market assessment provided, the current weighted quoted average market rentals of Competitive REIT Micro Market is INR 128 per sq. ft./m and may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters. The Competitive REIT Micro Market has witnessed a rental CAGR of 4.3%, as compared of 4.8% in the Subject Property over the same period.

Considering the well-maintained infrastructure, key location, improved connectivity (through planned elevated corridors and underpasses and expansion of metro network), the annual growth rate of 5% in market rents over medium to long term appears achievable for the Subject Property.

We expect that the factors including growth in the IT-BPM sector, increased interests into Indian offshore centers by several IT/ITeS corporates and GCCs will further drive significant demand in the office real estate sector.

C SUBJECT PROPERTY REPORT

1 Address, Ownership and Title details of the Subject Property

Address:	Old Delhi – Gurugram road, Dundahera, Gurugram, Haryana – 122001, India
Ownership & title details:	Land Tenure: Freehold. 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 to the Candor Kolkata One Hi-Tech Structures Private Limited. 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%. (refer clause 1.4 and for ownership structure refer Annexure 2).

Source: Client Information

1.1 Encumbrances

Unless disclosed and recorded in the Subject Property Report – Part C, the Subject Property is considered to possesses a good and marketable title and is free from any unusually onerous encumbrances with no option or pre-emption rights in relation to the assets except for those created in favour of the lenders, based on the information given in the Title Reports prepared by Ind-Legal (Hereinafter referred to as 'Legal Counsels'). We have not checked and verified the title of the Subject Property.

1.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Candor Kolkata One HiTech Structures Pvt. Ltd. - Property Tax Paid up to FY 25-26

1.3 Material Litigation

Based on discussions with the Client and Title Reports shared, there are no material litigations relating to the Subject Property or any compounding charges.

1.4 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%

2 Location

2.1 General

The Subject Property is located at Old Delhi – Gurugram road, Dundahera, Gurugram. G2 is accessible via Old Delhi-Gurugram Road (30-meter-wide road) which further connects 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. It is part of Gurugram North micro market which is one of the established office, residential and retail micro-markets of Gurugram. Gurugram's largest office cluster viz. DLF Cyber City is located in the micro market of Gurugram North. Being located in Gurugram North micro market, the Subject Property has access to good physical and social infrastructure.

G2 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.

The location map of the Subject Property is as follows:



Source: Cushman and Wakefield Research

(Map not to scale)

Site Boundaries:

The site boundaries for the Subject Property are as under:

- North: Vacant Land Parcel
- East & South: Developed Commercial and Residential Group Housing Formats
- West: Vacant Land Parcel

2.2 Accessibility

The Subject Property is well connected to major locations in the city as well as in the NCR via multiple modes of communication. The distances from major landmarks of NCR are as follows:

- Approximately 02 km from NH 48 (Delhi – Jaipur highway)
- Approximately 03 km from IndusInd Cyber City Metro Station
- Approximately 03 km from DLF Cyber City (Gurugram CBD)
- Approximately 09 km from Gurugram Railway Station
- Approximately 09 km from IGI Airport
- Approximately 23 km from Connaught Place (Delhi CBD)

2.3 Ground Conditions

Based on visual inspection, there was no evidence of adverse ground conditions at the Subject Property or immediate vicinity.

2.4 Environmental Considerations

We have not carried out any investigations or tests, nor have we been supplied with any information from the Client or any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject property or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster, the location of the Subject Property with respect to risks pertaining to earthquakes, and flooding was studied basis the data that has been published on various government websites. Source for the same has been annexed in annexure 9. Gurugram, where the Subject Property/(ies) are located, falls in Seismic Zone IV with a high damage risk. The city also faces a high risk in terms of heatwaves. The terrain is generally flat with a few isolated hillocks in the northeastern part. As per the Flood Affected Area Atlas of India 2023, Gurugram has not been affected by floods. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it to any induced disaster.

2.5 Town Planning and Statutory Considerations

We have not made formal search but have generally relied on readily available information to general public. Our Report is on current use/ current state basis of the Subject Property, and we have not considered any

Government proposals for road widening or compulsory purchase/ acquisition, or any other statute in force that might affect the Subject Property.

3 Subject Property - Asset Description

G2 is an IT/ITeS SEZ business park with 13 completed buildings along with 1 future development building. The listing of the buildings under each component is as follows:

- The G2 acquisition was a related party transactions and the Gross acquisition price/Purchase price of K1 and G2 was Rs. 62.3 Billion.
- **Completed buildings with Occupancy Certificate (OC) received**– Tower 1, 2, 3, 4 (Amenity Block-1), 4A (Amenity Block-2), 5, 6, 7, 8A, 8B, 9, 10 (MLCP), 11
- **Future development** – The future development has a leasable area of 99,924 sq. ft. The leasable area of the future development is indicative and is subject to change once the internal business plans are in place or the construction is completed.

The tower wise break up for the Subject Property is mentioned in the table below:

Particulars	Leasable Area (sq. ft.)[#]	Status	Expected Completion Date
Tower 1	641,844	Completed	NA
Tower 2	579,056	Completed	NA
Tower 3	480,590	Completed	NA
Block 4 (Amenity Block-1)	67,802	Completed	NA
Block 4A (Amenity Block-2)	22,675	Completed	NA
Tower 5	25,071	Completed	NA
Tower 6	660,644	Completed	NA
Tower 7	443,898	Completed	NA
Tower 8A & 8B	543,682	Completed	NA
Tower 9	202,761	Completed	NA
Tower 10	144,256	Completed	NA
Tower 11	201,813	Completed	NA
N.A	99,924	Future Development	Q3 FY 2029-30
Total	**4,114,016[#]**		

Source: Architect's Certificate (Dated: 27th October 2025), Rent Roll as at 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information

[#] *The increase in leasable area is due to change in efficiency.*

3.1 Key Asset Information

Completed Buildings with Occupancy Certificates (OC) received.

Particulars	Details
Entity:	Candor Kolkata One Hi-Tech Structures Private Limited
Interest owned by REIT (%):	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 to the Candor Kolkata One Hi-Tech Structures Private Limited. 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%. (refer clause 1.4 and for ownership structure refer Annexure 2).
Asset Type:	Approved IT/ITeS SEZ
Sub-Market:	Gurugram North
Approved and Existing Usage:	IT/ITeS SEZ
Land Area (acres):	~28.526
Freehold/Leasehold:	Freehold Land
Leasable Area:	4,014,092 sq. ft.[#]
Occupied Area:	3,132,624 sq. ft.
Committed Occupancy (%)*:	78.04%
Current Effective Rent (excluding parking):	INR 86 per sq. ft. per month (office Tenants only)

Current Effective Rent (excluding parking):	INR 85 per sq. ft per month (Office, Retail and telecom tenants only)
Number of Tenants:	18** (office)

Source: Architect's Certificate (Dated: 27th October 2025), Rent Roll as at 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client information.

Note:

Refer company structure set out in (Annexure 2)

**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area*

** *Moody's (Group Companies) Includes (Mis Support Center Private Limited, Moody's Shared Services India Private Limited and Moody's Analytics India Pvt Ltd)*

 # The increase in leasable area is due to change in efficiency.

Future Development

Particulars	Details
Interest owned by REIT (%):	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 to the Candor Kolkata One Hi-Tech Structures Private Limited. 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%. (refer clause 1.4 and for ownership structure refer Annexure 2).
Expected completion date of construction:	Q3 FY 2029-30
Asset type:	Approved IT/ITeS SEZ
Sub-market:	Gurugram North
Approved Usage:	IT/ITeS SEZ
Leasable Area:	99,924 sq. ft.
Status of construction:	Future Development
Approvals received and pending:	No approvals have been obtained as on date of valuation

Source: Architect's Certificate (Dated: 27th October 2025), Rent Roll as at 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information

3.2 Subject Property Inspection

Date of Inspection:	The Subject Property comprising 13 operational buildings along with one future development areas was physically inspected on 28th February 2025 (Subsequently no site visits have been conducted).
Inspection Details:	The inspection comprised of visual inspection of: a. Operational buildings b. Visits to their key utility areas such as LT electric room, DG Room, Pump room, HVAC installations, power back up, STP, etc, and c. Area provisioned for Future development.

Key Observations:

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

- **Completed/ Operational Building:**

  The operational buildings in the campus are Block 1, 2, 3, 5, 6, 7, 8A, 8B, 9, 11, two amenity blocks (Block 4 & 4A) one MLCP (Tower 10), with OC received collectively admeasure 4,014,092 sq. ft. of leasable area.

  The operational buildings comprise;

  a. Office: 10 office towers namely 1, 2, 3, 5, 6, 7, 8A, 8B, 9 and 11 having leasable area of 3,779,359 sq. ft. The office towers are occupied by multiple tenants. Major tenants in these towers are Accenture, RBS, TLG, Carelon and Amdocs.

  b. Amenity Block: Two amenity blocks: Block 4 & 4A having total leasable area of 90,477 sq. ft. It constitutes retail area catering 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.

  c. MLCP: Tower 10 constitutes 1,44,256 sq. ft. of office area.

- **Future development:**

  The Future Development with leasable area of 99,924 sq. ft. is expected to be completed by Q3-FY 2029-30.

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.

Certifications

- G2 has been awarded IGBC Platinum Rating for sustainability in addition to the group wide ISO certification for Quality, GRESB 5-star rating, BEE 5-star rating, Environmental and Occupational Health & Safety Management Systems namely ISO 9001, ISO 14001 and OHSAS 18001

Parking

- The large parking requirement is catered by multilevel basements and open area parking slots contributing to 6,006 (including future developments) parking spaces.

Other Observations

- The Subject Property has two entry and two exit points which are managed according to the campus traffic circulation plan.
- Apart from regular upgradation activities, the Subject Property has witnessed a major revamp (both inside and outside the campus) leading to overall improved aesthetics.
- The visual inspection of the buildings and the future development area did not reveal any cause of concern with no visible signs of any disrepair or ill maintenance.
- The utility areas also appeared well maintained, visually.
- No instances of any major logging or water accumulation were observed during the inspection.

*Source: Architect's Certificate (Dated: 27th October 2025), * Rent Roll as at 30th September 2025*

Note:

a. 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 are based completely on visual survey.

b. The increase in leasable area is due to change in efficiency.

3.3 Investigation and nature and source of information

The Valuer undertook physical visits 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 its maintenance/ upkeep.

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 who were appointed by the Client to undertake market research and portfolio analysis of the properties forming part of the competitive 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

The Valuer relied on the following information and documents shared by the Client with respect to the Subject Property:

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.

Architect's Certificate (Dated: 27th October 2025), mentioning site areas and Subject Property areas.

Relevant approval documents from competent authorities regarding occupancy, operations and fire safety with respect to specific buildings in the Subject Property.

Lease agreements and commercial clauses thereof for major tenants on a sample basis.

Masterplan/ Development plan applicable in the jurisdiction of the Subject Property.

Management representation regarding the following:

Major repairs undertaken and proposed in the Subject Property (*please refer Annexure 8*)

Statement of Assets

Revenue pendency, if any

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

3.4 Tenant Profile

As of 30th September 2025, the Subject Property's top 10 tenants occupying space in the Subject Property, account for ~88% of leased area and ~89% of the gross rental income (including office and retail tenants).

Rank	Top 10 Tenants according to Leased Area	Leased Area (sq. ft.)
1	Accenture	1,011,660
2	RBS	437,598
3	TLG (Sapient)	281,901
4	Amdocs	269,730
5	Carelon	211,268
6	Saxo India	144,206
7	LifeWorks Wellbeing Solutions (India) LLP	124,508
8	EUI	100,905
9	Moody's*	93,848
10	BT E-Serv	89,449
	Total	**2,765,073**

Source: Rent Roll as at 30th September 2025 and Client Information

**Moody's (Group Companies) Includes (Mis Support Center Private Limited, Moody's Shared Services India Private Limited, Moody's Analytics India Pvt Ltd*

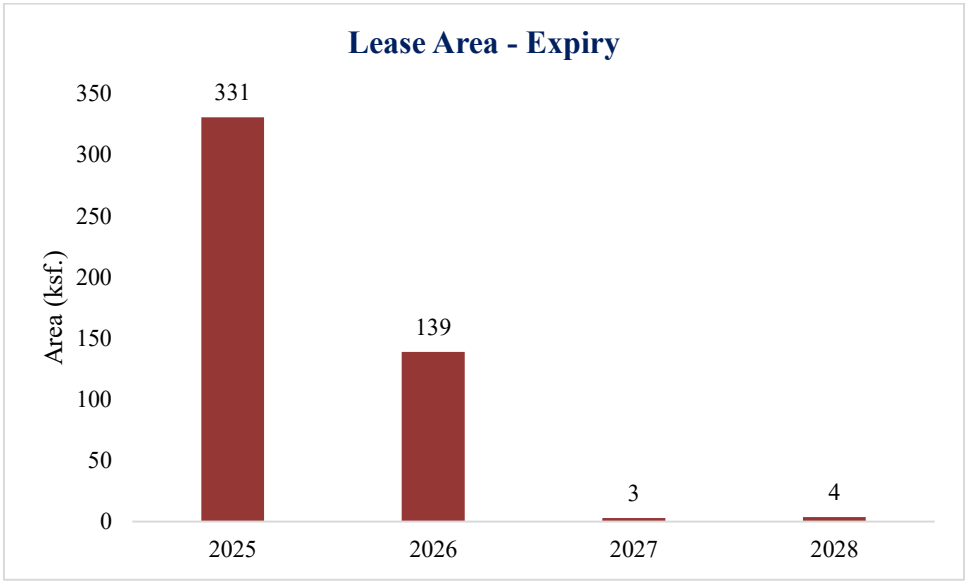
Rank	Top 10 Tenants according to Gross Rentals	Share of Gross Rentals
1	Accenture	34%
2	RBS	14%
3	Amdocs	9%
4	TLG (Sapient)	7%
5	Carelon	7%
6	Saxo India	4%
7	LifeWorks Wellbeing Solutions (India) LLP	4%
8	Moody's	4%
9	EUI	4%
10	BT E-Serv	3%
	Total	**89%**

Source: Rent Roll as at 30th September 2025 and Client Information

**Moody's (Group Companies) Includes (Mis Support Center Private Limited, Moody's Shared Services India Private Limited, Moody's Analytics India Pvt Ltd).*

3.5 Lease Expiry Profile

The Weighted Average Lease Expiry (WALE) of the Subject Property is 7.2 years, with ~15% of occupied area expiring between 2025 and 2028 as shown in the chart below (including office, retail and telecom tenants).



Source: Rent Roll as at 30th September 2025 and Client Information

Notes:

1. *The chart is prepared on the basis of Calendar Year.*
2. *The time-period for 2025 is considered from 1st October 2025 till 31st December 2025.*

4 Valuation Approach & Methodology

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 lease deeds were reviewed to identify tenancy characteristics for the asset.

Property Documents and architect certificates as mentioned in earlier sections of the report were reviewed for validation of area details, ownership interests of the Subject Property.

Physical site inspections were undertaken to assess the current status of the Subject Property.

4.2 Micro-market Review:

For the purpose of the valuation exercise, reliance has been placed on the market report prepared by Cushman and Wakefield (C&WI), who 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 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 completed 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 releasing).

4.3 Cash Flow Projections:

1. The Subject Property is a completed building. The cash flows have been projected as mentioned below to arrive at the value estimate.
2. 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 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:

   Step 1: Projecting the rental income as per the existing lease terms for a cashflow period of 10 years.

   Step 2: Generating a market led rental income stream for identified tenancies for the time period similar to the cash flows drawn in the aforementioned step.

   Step 3: 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).
3. Recurring operational expenses, and vacancy provision 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.
4. The net income on quarterly basis has been projected over the next 10 years and the one year forward NOI (for 11th year) as of end of year 10 has been capitalized to assess the terminal value of the development. The quarterly net cash flows over the next 10 years along with the terminal value estimated at the end of year 10 have been discounted at a suitable discount rate to arrive at the net present value of the cash flows accruing to the Subject Property through this approach.

4.4 Information Sources:

Subject Property related information relied upon for the valuation exercise has been provided to the Valuer by the Client and the market data has been provided by C&WI, unless otherwise mentioned. 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 only to ensure its correctness.

5 Assumptions considered in Valuation (DCF Method)

The following assumptions have been made to arrive at the market value of the Subject Property as on 30th September 2025:

Cashflow Period	Unit	Details
Valuation Date	Date	30-Sep-25
Cashflow Period	Years	10
Cashflow Exit Period	End Date	30-Sep-35

Subject Property Details: Completed Property including MLCP leasable area#

Subject Property Details	Unit	Details
Total Leasable Area	sq. ft.	4,014,092
Area Leased	sq. ft.	3,132,624
Committed Occupancy*	%	78.04%
Vacant Area	sq. ft.	881,468
Vacancy	%	21.96%
Stabilized Vacancy	%	2.5%
Further Leasing#	sq. ft.	781,116
Existing Lease Rollovers	%	100%
Rent Free Period – Existing Leases	Months	1
Rent Free Period – New Leases	Months	4
Total Parking Slots	#	6,006
Estimated Leasing Period	# of quarters	12

*Source: Architect's Certificate (Dated: 27th October 2025), * Rent Roll as on 30th September 2025.*

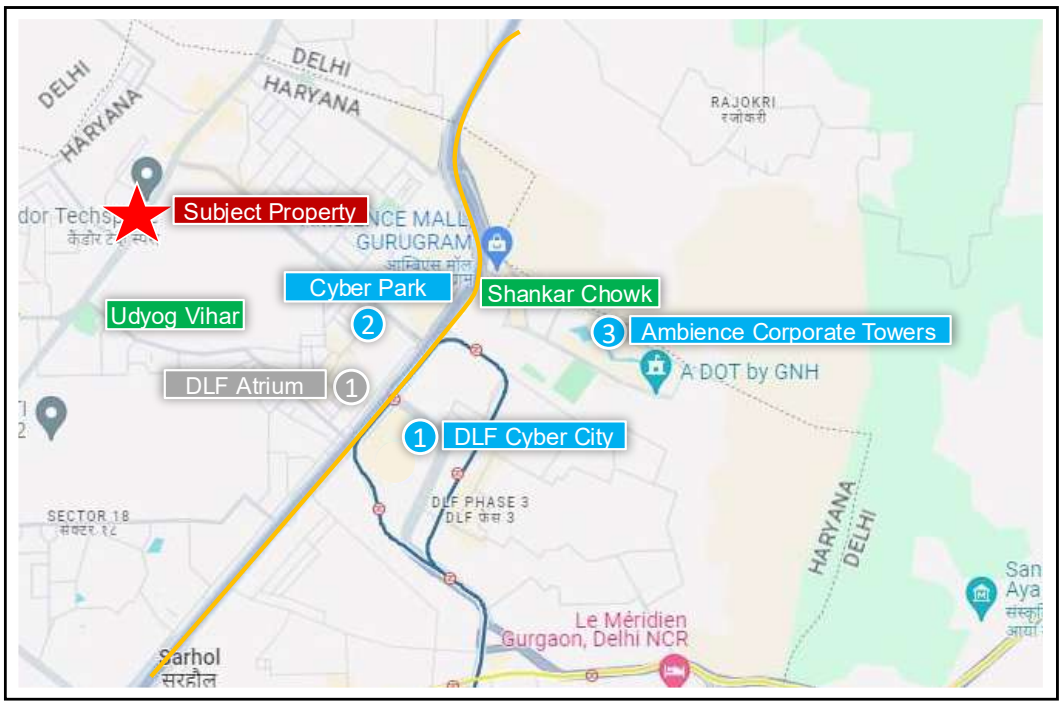
Note: Further Leasing and Estimated Leasing Period relate to the existing Vacant Area.

**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area.*

#*Further Leasing =Vacant space after stabilised vacancy of 2.5%.*

- **Rent-free period:** In accordance with market benchmarks for Grade A properties, rent-free period of one month has been considered for existing lease rollovers and four months for new leases.
- **Future absorption:**
  - Over CY 2022 – 9M CY 2025, the Gurugram North micro market has witnessed an average annual net absorption of approximately 2.01 msf.
  - Going forward, the micro market is expected to have an average annual demand of approximately 0.84 msf per annum till 2027E.
  - Considering the above, it would be reasonable to believe that the Subject Property shall be able to lease up ~0.88 msf within 12 quarters from Jan 2025 after incorporating a 2.5% stabilised vacancy which is a standard for Grade A office properties in the market.

Subject Property and Relevant Existing/Upcoming Supply in the Gurugram North Micro Market



Source: Cushman and Wakefield Research
Note: Blue boxes signify existing supply and grey box signifies upcoming supply.

Revenue Assumptions

Revenue Assumptions	Unit	Details
Achievable Market Rent – Office (Base)	Per sq. ft. per month	INR 84.00
Achievable Market Rent – Office (Base) (Non SEZ Area)	Per sq. ft. per month	INR 93.00
Achievable Market Rent – Retail (Base)	Per sq. ft. per month	INR 114.00
Achievable Market Rent – Office (including Parking)	Per sq. ft. per month	INR 90.00
Achievable Market Rent – Office (Base) (including Parking) (Non SEZ Area)	Per sq. ft. per month	INR 99.00
Achievable Market Rent – Retail (including Parking)	Per sq. ft. per month	INR 120.00
Rental Growth Rate (for FY'27)	% p.a.	2.5%
Rental Growth Rate (from FY'28 onwards)	% p.a.	5.0%
O&M Markup Growth Rate –FY 27 onwards	% p.a.	4.0%
O&M Markup Growth Rate (CIOP Margin) *	% p.a.	5.0%
Normal Market Lease Tenure	# of years	9
Normal Market Escalation at end	# of years	3
Market Escalation at the end of Escalation period	%	15%
O&M Markup for future leases	Per sq. ft. per month	INR 7.0

**Note: CIOP (Candor India Office Park) provides project management services to the properties of Brookfield India REIT which include services pertaining to construction, operations, procurement, accounting, legal and compliance services*

- **Market rent - office:**
  - 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)
  - These transactions are for FY' 2026 approximately 0.22 msf was leased in the rental range of INR 90-96 per sq. ft. per month (including parking).

Lease Transactions for FY' 2026:

Tenants	Year (FY)	Area (sq. ft)	Rent (INR per sq. ft./ month) Including Parking
IT Services	2026	24,558	96
BFSI	2026	62,254	96
IT Services	2026	73,828	96
BFSI	2026	62,254	90

Source: Rent roll as of 30th September 2025 and Client Information.

The leases have taken place at lower efficiency therefore rental has been adjusted to asset level efficiency which is 75%.

  - Considering the location, accessibility, quality and size of the building, we expect the Subject property's monthly rental would be INR 90 per sq. ft. per month (inclusive of parking charges) for SEZ Area and INR 99 per sq. ft. per month (including parking charges) for Non SEZ Area as Non SEZ IT/ITeS area gets leased at a premium of 10% compared to SEZ area.

- **Market rent growth rate:** Considering the balanced absorption and future supply profile in the competitive REIT micro-market, we expect annual growth in achievable market rentals to be in the range of 5-6% in the medium to long term.

  Considering the well-maintained infrastructure, key location, improved connectivity (through planned elevated corridors and underpasses and expansion of metro network), increasing trend in return to office,

we have considered a growth rate of 2.5% for FY'27 and an annual rental growth rate of 5.0% from FY'28 onwards.

- **Other income:** We have been provided with other income for Visitor Car Park, Signage, ATM, Telecom Tower, Kiosk, Event, Vending Machine, service connection and other charges and miscellaneous income. We have considered an annual growth of 5% on other income.
- **O&M Mark-up:** O&M revenues and expenses were shared by the client. O&M Mark-up constitutes two components, namely, O&M Mark-up including sinking fund and CIOP Mark-up. Since O&M revenues include sinking fund which is being charged at a constant rate without any growth assumed on it, the growth rate for O&M Mark-up has been suitably adjusted to normalise it over the future tenure. The O&M Mark-up for the Subject Property for FY'26 ranges from INR 5 – 11 per sq. ft. per month. Further, the total CIOP expense for the period between 1st Oct 2025 – 31st Dec 2033 is 1,156 Mn for G2 and escalated at 8% annually for subsequent years. Thus, the tenants are charged INR 3.84 – 8.96 per sq. ft. per month for the CIOP expense for the period, based on their tenancy type on account of CIOP expense plus Mark-up.
- **Efficiency:** In order to normalise the efficiency at which the leases have happened in the Subject property over the past six months, we have decreased the efficiency of the existing leases to 75% where it was more than 75%, when the area gets re-leased on expiry.
- **Projected NOI Growth:**

  Considering the above-discussed assumptions on rental growth, market trends, supply-demand conditions, and macroeconomic factors, the projected Net Operating Income (NOI) growth for the assets has been arrived at as detailed below:

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	2,761	3,224	3,718	4,134	4,246	4,453	4,688	4,837	5,094	5,224	5,551
Growth		17%	15%	11%	3%	5%	5%	3%	5%	3%	6%

Operating Cost Assumptions

Cost Assumptions	Unit	Details
Brokerage cost (Renewal/ Release)	Month Rent	1 Month Rent
Brokerage cost (New Lease)	Month Rent	2 Month Rent
Other Costs for vacant area for the property owner	Per sq. ft./month	INR 8.64
Property Tax	Per sq. ft./month	INR 0.17
Cost Escalation	% p.a.	5.0%
Transaction Cost on sale	% of Terminal Value	1.0%
Maintenance Capex as % of Revenue (Base Rent + Parking)	%	2.0%

Please note that there is a general development expenditure of INR 625 million to be incurred on the Subject Property.

- **Brokerage:** In accordance with the market benchmarks for Grade A property, we have assumed brokerage expense amounting to two months for new leases and one month for existing lease rollovers.
- **Property Tax:** Property tax has been provided for FY'26 and the same has been projected to increase at 5% per annum from FY'27 onwards. Insurance cost forms a part of O&M cost and has been adjusted against the O&M Margin.
- **Transaction cost:** has been assumed at 1% of the terminal value and is expected to be incurred towards brokerage, transaction fees, etc.
- The cost escalation/inflation assumption of 5.0% per annum has been determined based on consumer inflation trends observed in the Indian economy. This rate reflects average taken for historical inflation data for past 10 years from 2015 to 2024. Below is a table presenting the consumer inflation rate across various years:

Year	Inflation (%)
2015	4.91%
2016	4.95%
2017	3.33%
2018	3.94%
2019	3.73%
2020	6.62%
2021	5.13%
2022	6.70%
2023	5.65%
2024	4.95%

Source: Worldbank.org

Discount Rate & Capitalisation rate assumptions

The capitalization rate adopted for valuing various assets has been based on factors such as:

- Relevant parameters of some key investments in comparable properties of similar quality, use, tenant profile made by institutional real estate investors were perused. Further, considering that these investments have been made through institutional player, the cap rate for the Subject Property was suitably adjusted.

  The selected comparable investments consist of investment-grade A properties with a similar tenant profile, commercial usage backed by institutional investors. These properties primarily include large office parks, aligning closely with the characteristics of the REIT properties. Considering these criteria, following comparable transactions have been analyzed to derive the capitalization rate:

Name of Seller	Name of Buyer	Location	City	Name of Building	Type of Building	Year of Transaction	Area (sq. ft.)	Deal Size (INR mn)	Capitalization Rate
Shapoorji Pallonji-Allianz	GIC	Gachibowli	Hyderabad	Waverock 2.1	Commercial	2024	22,84,918	21,500	~8%
MFAR Developers	Edelweiss Alternatives	Outer Ring Road	Bangalore	Embassy Manyata Tech Park	Commercial	2024	11,00,000	15,000	~8%
Kalyani Developers	Tablespace Technologies	Whitefield	Bangalore	Kalyani Camellia	Commercial	2024	5,00,000	5,000	~8%
Bhartiya Group	GIC	Hebbal	Bangalore	Bhartiya City	Commercial	2023	30,00,000	28,000	~8%
Brookfield Asset Management	GIC & Brookfield REIT	Powai	Mumbai	9 Grade A Properties in Downtown Powai	Commercial	2023	27,00,000	65,000	~8%
Brookfield Properties	Brookfield REIT & GIC	Gurugram	NCR	Candor Techspace G1	Commercial	2023	37,98,366	47,250	~8%
Salarpuria Sattva	Continental Automotive	Electronic city	Bangalore	South Gate	Commercial	2022	8,50,885	7,516	8.32%
TRIL Properties	CPPIB	Suburban South	Chennai	TRIL Info Park	Commercial	2022	46,67,000	63,000	~7.6% - 7.7%
Embassy Property Developments Pvt. Ltd.	Embassy Office Parks REIT	ORR, Bangalore	Bangalore	Embassy Tech Village	Commercial	2020	91,00,000	97,824	7.50%

- *Source: Secondary Market Research*
- *Note: The above information is based on information published in public domain and discussions with various market players.*

Based on these considerations, an exit capitalisation rate ranging between 7.5% and 8.5% has been adopted, with the lower end of the range applied to assets demonstrating superior performance and fundamentals within the portfolio. Thus we have considered the cap rate as 8% for the valuation of Candor Techspace G2.

- **Discount Rate**

  The discount rate applied to the available cash flows reflects the opportunity cost to all the capital providers, namely shareholders (Cost of Equity) and creditors (Cost of Debt), weighted by the relative contribution to the total capital of the company (WACC). The opportunity cost to the capital provider equals the rate of return the capital provider expects to earn on other investments of equivalent risk.

  - **Cost of Debt**

    The cost of debt is the return that a company provides to its debtholders and creditors. These capital providers need to be compensated for any risk exposure that comes with lending to a company. The cost of debt for real estate assets is often influenced by the stage of development of the asset. The mature and income-generating assets are considered less risky, leading to lower interest rates. In this context, the cost of debt for Brookfield India REIT properties is benchmarked to the interest rates observed in REITs, as all bear similar characteristics in terms of type and development status of properties. Since a major portion of REITs' portfolios consists of completed, income-generating assets, the cost of debt aligns more closely with the Lease Rent Discounting (LRD) rate.

    This approach ensures that the cost of debt is aligned with the risk profile of the property and current market conditions,

    Please find below Cost of Debt for Comparable REIT.

Entity Name	Cost of Debt
Brookfield (June 2025)	8.10%
Embassy (June 2025)	7.55%
Knowledge Realty Trust (June 2025)	8.99%
Mindspace (June 2025)	7.84%

Source: Analyst Presentation for respective REIT

    The cost of debt for September 2025 valuation has been taken at 8.4 % basis the range of cost of debt for the REITs as mentioned in the above table.

  - **Cost of Equity**

    We have considered the cost of equity at 14.50% as per the market return expectations of various investors for commercial office. Apart from that we have also benchmarked CAPM model and inputs of same is detailed out as under

    - We have considered risk free rate of 6.97% based on average 10-year treasury bond yield.
    - For calculation of beta, we have benchmarked industry (Nifty Realty Index). We have considered average 5-year Beta of Nifty Realty index with respect to Nifty 50.
    - We have considered market risk premium of 4.53% based on the returns of broad-based BSE 500 stock index for the past 10 to 15 years.

  - **Debt-Equity Ratio (weightage of WACC)**

As discussed earlier, the cost of debt has been derived based on prevailing LRD rates, while the cost of equity has been calibrated to account for both asset-specific and market-specific factors, reflecting investor expectations from an operational Grade A office spaces. Additionally, the debt-to-equity mix has been determined considering the typical LRD tenures and the extent to which debt financing contributes to the overall asset value.

It may be noted basis management representation that the current debt equity structure of Brookfield India REIT is 30:70. However, SEBI REIT Regulations states that the maximum permissible limit for debt is 49%. Hence, we have considered the debt and equity mix of 45% and 55% which lies well within the limit specified as per the SEBI REIT Regulations and is also accepted by the market participants.

Derivation of WACC

Based on above, the following WACC rate has been assumed for completed commercial assets part of the Brookfield India REIT:

	Cost	Weightage	
Cost of Debt	**8.4%**	**45.0%**	**~11.75%**
Cost of Equity	**14.5%**	**55.0%**	

Note: As per management representation planned debt equity structure for Brookfield India REIT is 45:55.

Future Development

Please note that all assumptions mentioned above under the "Completed Property" section hold true for "Future development" buildings. The exceptions, if any, are as elaborated below:

Subject Property Details

Subject Property Details	Unit	Future Development
Total Leasable Area	sq. ft.	99,924
Stabilized Vacancy	%	2.5%
Rent Free Period – New Leases	Months	4
Estimated Leasing Period	# of quarters	4

Construction Related Assumptions

Construction Related Assumptions	Unit	Future Development
Start Date of Construction	Month/Year	Jul – 28
End Date of Construction	Month/Year	Dec – 29
Total Construction Cost[3]	INR Million	327
Construction Cost Incurred till Date	INR Million	-
Construction Cost to be Incurred	INR Million	327

Notes:

1. *We have relied upon Client inputs for the assumptions relating to construction.*
2. *The assumptions on cost to be incurred for future developments as well as for under construction projects are based on inputs provided from the client while applying independent professional judgement by the valuer.*
3. *Total Construction Cost includes cost of development of the common areas in the Subject Property.*

Revenue Assumptions

Revenue Assumptions	Unit	Details
Achievable Market Rent – Office (Base) (SEZ Rent)	Per sq. ft. per month	INR 84.00
Achievable Market Rent – Office (including Parking) (SEZ Rent)	Per sq. ft. per month	INR 90.00
Rental Growth Rate (for FY'27)	% p.a.	2.5%
Rental Growth Rate (from FY'28 onwards)	% p.a.	5.0%
O&M Markup Growth Rate – FY27 onwards	% p.a.	4.0%
O&M Markup Growth Rate (CIOP Margin)* - FY27	% p.a.	5.0%
Normal Market Lease Tenure	# of years	9
Normal Market Escalation at end	# of years	3
Market Escalation at the end of Escalation period	%	15%
O&M Markup for future leases	Per sq. ft. per month	INR 7.04

*Note: *CIOP (Candor India Office Park) provides project management services to the Subject Property of Brookfield India REIT which include services pertaining to construction, operations, procurement, accounting, legal and compliance services.*

- The cost escalation/inflation assumption of 5.0% per annum has been determined based on similar portfolios and which further corroborates with general consumer inflation trends observed in the Indian economy. This rate reflects average taken for historical inflation data for past 10 years from 2015 to 2024. Below is a table presenting the consumer inflation rate across various years:

Year	Inflation (%)
2015	4.91%
2016	4.95%
2017	3.33%
2018	3.94%
2019	3.73%
2020	6.62%
2021	5.13%
2022	6.70%
2023	5.65%
2024	4.95%

Source: Worldbank.org

Capitalization Rate and Discount Rate

- With reference to the explanation in completed property section, the cap rate for the Subject Property has been assumed to be 8 % in line with the available market information applied on the one year forward NOI in the terminal year.
- Cost of debt for under construction properties is considered based on prevailing construction finance rates at 10%.
- Additionally, the proportion of debt and equity has been derived considering the leverage extended for construction of Grade A office developments based on industry benchmarks and feedback received from financial institutions.
- Higher discount rate of 13% is assumed for the properties which are under-construction and/or at land stage.

6 Market Value

The Valuer is of the opinion that the subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property (Completed and Future Development) comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property, as on 30th September 2025, is as follows:

Component	Market Value as on	In Figures	In Words
Completed Building	30th September 2025	INR 45,047 Million	Indian Rupees Forty–Five Billion and Forty-Seven Million Only
Future Development	30th September 2025	INR 509 Million	Indian Rupees Five Hundred and Nine Million Only

REIT's share in asset: 100%

Market Value Progression

Component	Market Value (INR Mn) as on		
	30th September 2022**	30th September 2023	30th September 2024
Completed Buildings	INR 45,637 Million	INR 44,839 Million	INR 44,330 Million
Future Developments	INR 613 Million	INR 577 Million	INR 563 Million
	31st March 2023	31st March 2024	31st March 2025
Completed Buildings	INR 44,724 Million	INR 44,798 Million	INR 44,117 Million
Future Developments	INR 563 Million	INR 570 Million	INR 520 Million

*Note: ** The valuations as of the specified date were conducted by another valuer. Therefore, the market value has been provided by Brookfield REIT Management, sourced from their website. For more details, please visit– https://www.brookfieldindiareit.in/valuation-report#Valuation-Report*

Ready Reckoner Rate

Component	Rate
Built up area	INR 6,800 per sq. ft.
Land area	INR 1,85,800 per sq. yd.

For reference, please refer Annexure 7.

I, L. Anuradha, the Valuer for the Subject Property, hereby declare that:

• I am fully competent to undertake the valuation,

• I am independent and have prepared the report on a fair and unbiased basis, and

• I have valued the properties based on the valuation standards as specified under sub-regulation 10 of regulation 21 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014

Prepared by



(L.Anuradha)

IBBI/RV/02/2022/14979

D ANNEXURES

Annexure 1: Cash Flows

Completed Buildings: Tower 1, 2, 3, 4 (Amenity Block – 1), 4A (Amenity Block – 2), 5, 6, 7, 8A, 8B, 9, 10 (MLCP), 11

Particulars	Unit	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35	30-Sep-36
OPERATING INCOME												
Lease Rentals (including Parking income)	INR Million	3,386	3,884	4,460	4,962	5,088	5,343	5,637	5,811	6,131	6,278	6,698
O&M Markup	INR Million	394	463	520	560	581	604	627	651	678	702	726
Other Income (Telecom, Promotional, Visitor Parking & Misc. Activities)	INR Million	13	14	14	15	16	17	18	18	19	20	21
Total Income	INR Million	3,793	4,361	4,994	5,538	5,685	5,964	6,282	6,481	6,829	7,001	7,446
Total Income from occupancy	**INR Million**	3,793	4,361	4,994	5,538	5,685	5,964	6,282	6,481	6,829	7,001	7,446
Land Owner Share	INR Million	(952)	(1,091)	(1,253)	(1,394)	(1,429)	(1,501)	(1,583)	(1,632)	(1,722)	(1,764)	(1,882)
OPERATING COSTS												
CAM Costs For Vacant Areas	INR Million	(72)	(37)	(15)	-	-	-	-	-	-	-	-
Property Taxes	INR Million	(8)	(9)	(9)	(9)	(10)	(10)	(11)	(12)	(12)	(13)	(13)
Total Operating Costs	**INR Million**	(80)	(46)	(24)	(9)	(10)	(10)	(11)	(12)	(12)	(13)	(13)
Net operating Income	**INR Million**	2,761	3,224	3,718	4,134	4,246	4,453	4,688	4,837	5,094	5,224	5,551
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	69,389	
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(694)	
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-	-	
Total Net Income	**INR Million**	2,761	3,224	3,718	4,134	4,246	4,453	4,688	4,837	5,094	73,919	
Maintenance Capex	INR Million	(49)	(56)	(64)	(71)	(73)	(77)	(81)	(84)	(88)	(90)	
Brokerage Expenses	INR Million	(103)	(55)	(44)	(8)	(25)	(43)	(24)	(123)	(32)	(126)	
Total Construction Costs	INR Million	(541)	(84)	-	-	-	-	-	-	-	-	
Net Cashflows	**INR Million**	2,068	3,029	3,610	4,055	4,147	4,334	4,582	4,630	4,974	73,703	

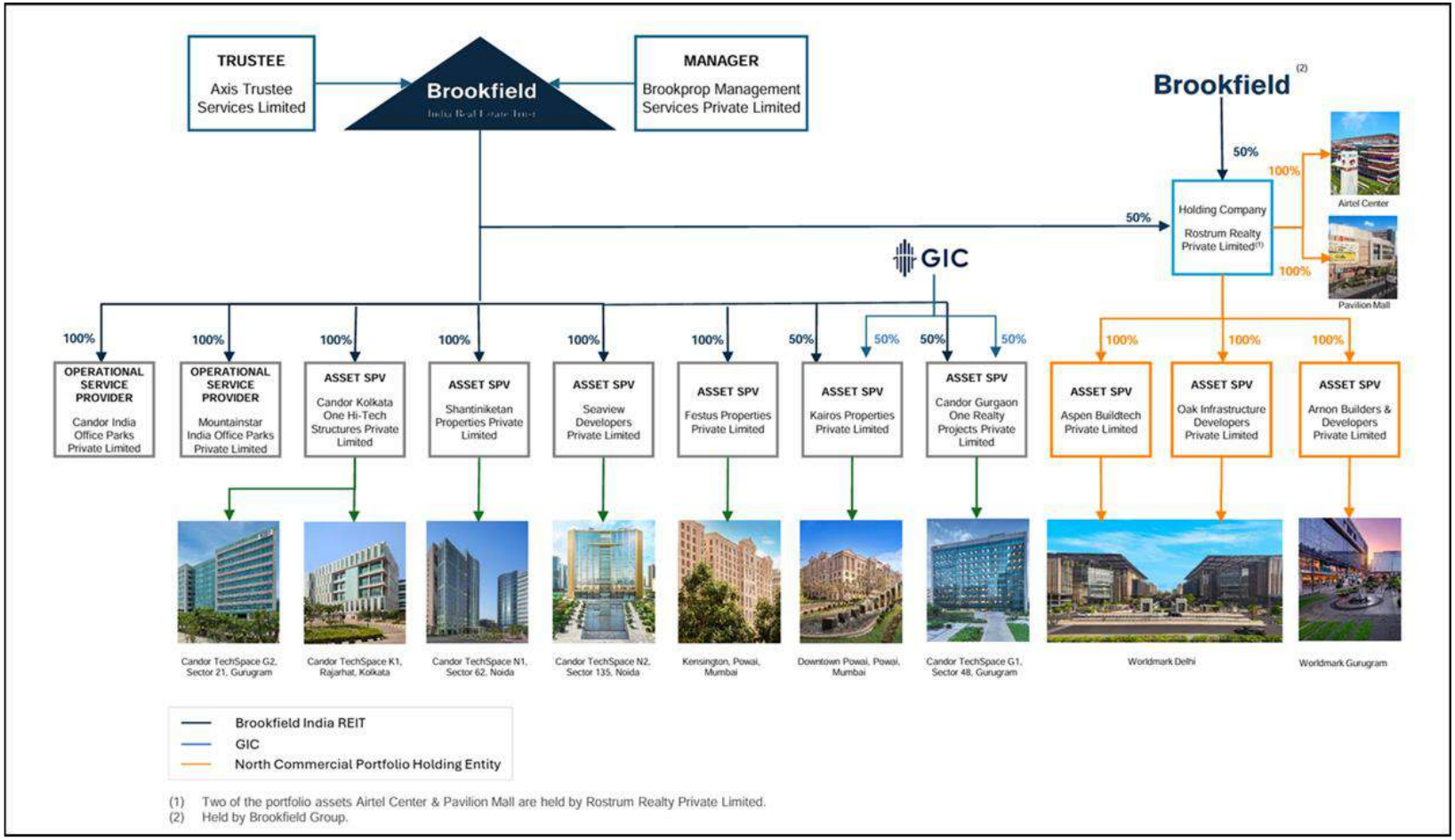
Note: We have arrived at the valuation of the Subject Property using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Future Development: Tower 12

Particulars	Unit	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35	30-Sep-36
OPERATING INCOME												
Lease Rentals (including Parking income)	INR Million	-	-	-	-	18.3	115.9	129.5	136.7	149.0	149.0	157.2
O&M Markup	INR Million	-	-	-	-	6.7	18.8	19.6	20.4	21.4	22.3	23.3
Total Income from occupancy	**INR Million**	-	-	-	-	25.1	134.6	149.1	157.2	170.3	171.3	180.5
Land Owner Share	INR Million	-	-	-	-	(5.1)	(32.4)	(36.3)	(38.3)	(41.7)	(41.7)	(44.0)
OPERATING COSTS												
CAM Costs For Vacant Areas	INR Million	-	-	-	-	(4.8)	-	-	-	-	-	-
Property Taxes	INR Million	-	-	-	-	(0.2)	(0.3)	(0.3)	(0.3)	(0.3)	(0.3)	(0.3)
Total Operating Costs	**INR Million**	-	-	-	-	(5.0)	(0.3)	(0.3)	(0.3)	(0.3)	(0.3)	(0.3)
Net operating Income	**INR Million**	-	-	-	-	14.9	101.9	112.5	118.6	128.3	129.3	136.2
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	1,702.2	
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(17.0)	
Total Net Income	**INR Million**	-	-	-	-	14.9	101.9	112.5	118.6	128.3	1,814.5	
Maintenance Capex	INR Million	-	-	-	-	(0.3)	(1.7)	(1.9)	(2.0)	(2.2)	(2.2)	
Brokerage Expenses	INR Million	-	-	-	-	(16.1)	(5.5)	-	-	-	-	
Total Construction Costs	INR Million	-	-	(54.5)	(217.9)	(54.5)	-	-	-	-	-	
Net Cashflows	**INR Million**	-	-	(54.5)	(217.9)	(56.0)	94.8	110.7	116.6	126.2	1,812.3	

Note: We have arrived at the valuation of the Subject Property using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

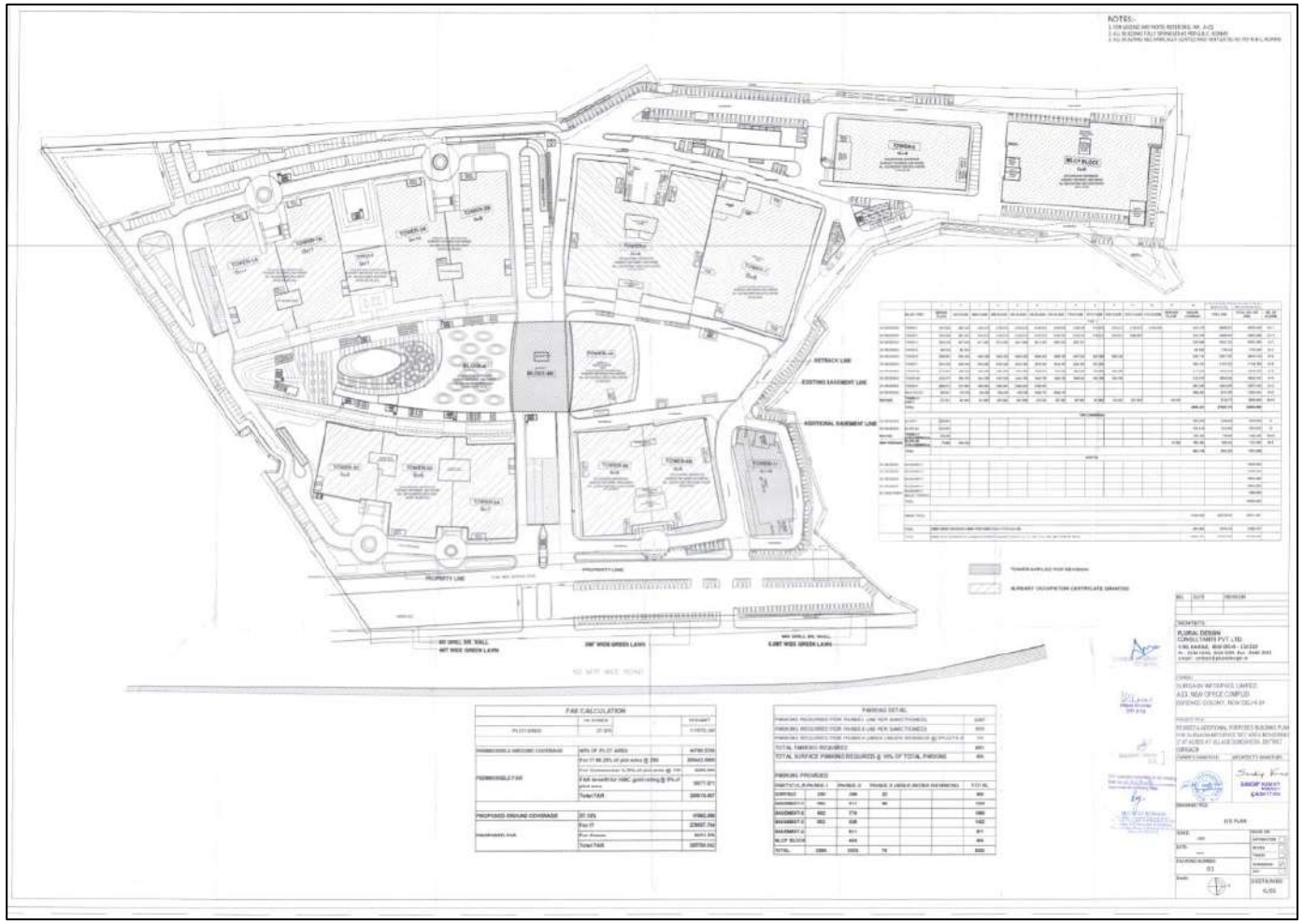
Annexure 2: Ownership Structure



Notes:

1. *By way of a scheme of amalgamation filed with the NCLT, Candor Gurgaon 2 has merged into Candor Kolkata. The NCLT has approved the scheme by way of its order dated 8 August 2019 and has approved the application for rectification of the aforesaid order by way of its order dated 14 November 2019. The scheme has been made effective from May 4 2020 with the approval of the BoA dated 5 March 2020 and ROC, Mumbai dated 4 May 2020.*

Annexure 3: Site Layout (Complete & Future Development)



Source: As provided by client

Annexure 4: Subject Property Photographs



External View of Subject Property



External View of Subject Property



External View of Subject Property



External View of Subject Property



External View of Subject Property



External View of Subject Property



External View of Subject Property



External View of Subject Property



Internal View of Subject Property



Internal View of Subject Property



Internal View of Subject Property



View of Basement of Subject Property

Annexure 5: Statement of Key assets

Building	No/Name	B1	B5	B2	B3	B4 & 4A	B6	B7	B11	B8	B9	MLCP
No of DG Capacity	KVA	(3X1250KVA+ 3x1010KVA)		(3x1250KVA+3x1010KVA)	(3x1250KVA + 2x1010KVA)		(4x 1500KVA)	(4x 1500KVA)	DG(2x 1010KVA+3x1500KVA)		(4x 1250KVA)	
No of Transformer/Capacity	KVA	(2X1250KVA+ 2x1500KVA)		(1X1250KVA+ 3x1500KVA)	(2X1250KVA+ 2x1500KVA)		(3X2000KVA)	(3X1250KVA)	T/F (4X 1600KVA)		(3X1250KVA)	
Chiller Rating	TR	4 X 800TR + 1 X 850TR			2 X 600TR + 1 X 195TR		3 X 500TR	3 X 500TR	3 X 439TR +1x340TR		2 X 546TR	
Cooling Tower		HVAC for block 1&2 (4x1000TR + 1x1200TR) DG(3x150TR +3x120TR),		DG(3x120TR+3x150TR)	HVAC (3x750TR) DG (3x150+3x2x120TR),		HVAC (4x600TR) DG 5x190TR each	HVAC (3x600TR) DG 4x190TR each,	HVAC (4x550TR + 1x450TR) DG(3x190TR+2x120TR),		HVAC (2x600TR) DG(4x150TR)	
FF System (Pumps & Engine)	KW/HP				Jockey 2x20HP, Sprinkler 1x100, Hydrant 1x100hp, Diesel engine 1x133 HP			Jockey 2x10HP, sprinkler 1x120, Hydrant 1x120 & Diesel engine 1x123 HP, diesel enigine for water curtain 1x60HP & electric pump 1x60HP				
Water Pumping System (Domestic & Flushing)	KW/HP	Domestic: 4 x 11 KW Flushing: 4 x 15 KW STP Flushing Pumps: 2 x 11 KW			Domestic: 2 x 15 KW Flushing: 2 x 15 KW		Domestic: 3 x 11 KW	Domestic: 2 x 11 KW	Domestic: 2 x 3 KW	Domestic: 3 x 7.5 KW	Flushing pumps are commmon for phase 2 towers (2x11KW)	
STP Rating	KLD	850 KLD X 1 + 200 KLD X 1										
Warm Shell/ Bare Shell		Bare shell	Bare shell	Bare shell	Bare shell	Bare shell	Bare shell	Bare shell	Bare shell	Bare shell	Bare shell	Bare shell

Source: As provided by client

Annexure 6: List of sanctions and approvals

List of one-time sanctions/ approvals which are obtained or pending:

Approvals Received

a) Building Plan Approvals
b) Occupancy Certificates received for all the operational buildings
c) Water / Sewerage / Strom Water Approvals for site
d) Consent to Establish (CTE)
e) Environment Clearance Certificate
f) Fire Scheme / Fire NOC all operational buildings
g) Height clearance NOC from AAI
h) SEZ Notification by The Gazette of India and by Haryana Government
i) BOCW Registration
j) Forest Noc
k) Consent to Operate (CTO) / HWM
l) EC (revalidation)
m) Lift, DG, Transformer Noc
n) CLRA Registration
o) HSD Licence from PESO

Approvals Pending

Approvals for Future Development Area

Annexure 7: Ready Reckoner Rate for Built Up area and Land area

Location of Property		Nature of Property			Old Collector Rates		Predictive Rates		Updated by Committee		
Village	Segment	Property Type	Property Sub Type	Normal /Prime	Rate in(2023)	Unit	Rate(Rs) in 2024)	Unit	Rate(Rs) in 2024)	Unit	% increase / decrease

Updated Predictive Collector Rates for 2024

District:गुरुग्राम Tehsil:गुरुग्राम

हुडा के सैक्टर	SECTOR 104 TO 106 109 TO 115 LIC COLONY	निवासीय	निवासीय	N	36000	वर्ग गज	39600	वर्ग गज	40000	वर्ग गज	11
	Sector-1	निवासीय	निवासीय	N	48000	वर्ग गज	52800	वर्ग गज	52900	वर्ग गज	10
		व्यवसायिक	व्यवसायिक	N	162500	वर्ग गज	178750	वर्ग गज	178800	वर्ग गज	10
	Sector-12	निवासीय	निवासीय	N	48000	वर्ग गज	52800	वर्ग गज	52900	वर्ग गज	10
		व्यवसायिक	व्यवसायिक	N	162500	वर्ग गज	178750	वर्ग गज	178800	वर्ग गज	10
	Sector-12A	निवासीय	निवासीय	N	48000	वर्ग गज	55200	वर्ग गज	55300	वर्ग गज	15
		व्यवसायिक	व्यवसायिक	N	162500	वर्ग गज	178750	वर्ग गज	178800	वर्ग गज	10
	Sector-14	निवासीय	निवासीय	N	65000	वर्ग गज	74750	वर्ग गज	74800	वर्ग गज	15
		व्यवसायिक	व्यवसायिक	N	181500	वर्ग गज	208725	वर्ग गज	208800	वर्ग गज	15
	Sector-15	निवासीय	निवासीय	N	65000	वर्ग गज	74750	वर्ग गज	74800	वर्ग गज	15
		व्यवसायिक	व्यवसायिक	N	181500	वर्ग गज	199650	वर्ग गज	199700	वर्ग गज	10
	Sector-16-17	निवासीय	निवासीय	N	65000	वर्ग गज	71500	वर्ग गज	71600	वर्ग गज	10
		व्यवसायिक	व्यवसायिक	N	181500	वर्ग गज	199650	वर्ग गज	199700	वर्ग गज	10
	Sector-17 (P)	निवासीय	निवासीय	N	50000	वर्ग गज	57500	वर्ग गज	57700	वर्ग गज	15
		व्यवसायिक	व्यवसायिक	N	150000	वर्ग गज	165000	वर्ग गज	165100	वर्ग गज	10
	Sector-21	निवासीय	निवासीय	N	48000	वर्ग गज	55200	वर्ग गज	55300	वर्ग गज	15
		व्यवसायिक	व्यवसायिक	N	168500	वर्ग गज	185350	वर्ग गज	185800	वर्ग गज	10
	Sector-21 office and IT space	व्यवसायिक	व्यवसायिक	N	6100	वर्ग फुट	6710	वर्ग फुट	6800	वर्ग फुट	11
	Sector-22	निवासीय	निवासीय	N	48000	वर्ग गज	57600	वर्ग गज	57700	वर्ग गज	20
		व्यवसायिक	व्यवसायिक	N	168500	वर्ग गज	202200	वर्ग गज	202300	वर्ग गज	20

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Disclaimer: Existing collector rates have been fixed with Ward/Villa data feeded by Revenue Department officials from time to time.

Annexure 8: Major Repairs Undertaken and Proposed in the Subject Property

As informed by client, following major repairs/ upgrades have been taken up in the past:

- Upgradation of entrance lobbies in multiple towers by including a new seating lounge, a digital directory and a new reception area;
- Re-designed the landscaping of the property and created sit-out areas;
- Creation of a new and seamless arrival experience through a visitor management centre;
- Streamlining the traffic circulation of the campus by providing additional ingress and egress points, implementation of radio frequency identification systems and rationalization of parking areas within the campus;
- Developing new multi-cuisine food court and gymnasium to provide better amenities to tenants; and
- Creation of new sports zone, including a badminton court, cricket pitch and other features, to encourage outdoor events and enhance employee engagement for tenants.

Annexure 9: Environmental Consideration

Source for Environmental considerations is as listed below:

- District Disaster Management Plan- Gurugram (2020)_Government Of Haryana - Department Of Revenue & Disaster Management
- Flood Affected Area Atlas of India_(2023)_National Disaster Management Authority

Annexure 10: Information Provided

Information provided by the client are as listed below:

1. Rent Role
2. Architects Certificate

Additional Information:

- Capex Details
- O&M Income and Expense
- CIOP Income and Expense
- Property Tax details

Annexure 11: Caveats & Limitations

1. The Valuation Report (hereafter referred to as the "Report") covers specific markets and situations that are highlighted in the Report based on readily available secondary market information and does not entail any comprehensive analysis of the market and the industry given the nature of the scope of the assignment.
2. The opinions expressed in the Report are subject to the limitations expressed below.
    a. The valuation method adopted is based on the Valuer's expertise and knowledge taking into account the generally available market information and considered to be relevant and reasonable at that point of time. The Report and the opinions therein do not constitute any recommendation to ***Brookfield India REIT*** (or "the Client") or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and bases on which these opinions have been expressed and is not recommended as an input to any financial decision.
    b. It should be noted that the valuation is based upon the facts and evidence available at the time of conduct of the valuation and applicable on the date of valuation. It is therefore recommended that these valuations be periodically reviewed.
    c. Changes in socio-economic and political conditions could result in a substantially different situation than those presented herein. The Valuer assumes no responsibility for changes in such external conditions.
    d. The Valuer has relied on her own macro understanding of the market through readily available information in public domain. Hence, no direct link is sought to be established between the macro-level understandings on the market with the assumptions estimated for the analysis herein.
    e. The services provided is limited to valuation of the Subject Property primarily comprising Land and Building and any part thereof and does not constitute any audit, survey, due diligence, tax related services or an independent validation of the projections. Accordingly, no opinion has been expressed on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated and should not be used for any other purpose.
    f. While the information included in the Report is accurate and reliable to the best of the knowledge of the Valuer, no representations or warranties, expressed or implied, as to the completeness of such information is being made. The Valuer shall not undertake any obligation to update or supplement any information contained in the Report save as provided for in the Agreement.
    g. Apart from the sources already mentioned in the report, the Valuer has relied on readily available public information for the purpose of preparing this report.
3. The Report reflects matters as they currently exist. Any changes thereon may materially affect the information contained in the Report.
4. All assumptions made in order to determine the valuation of the Subject Property is based on information or opinions as current. In the course of the analysis, the Valuer has relied on information or opinions, both written and verbal, as obtained from the Clients as well as from third parties provided with, including limited

information on the market, financial and operating data, which has been accepted as accurate in bona-fide belief. No responsibility is assumed for technical or specialised information furnished by the third-party organizations, and this is on a bona-fide basis, believed to be reliable.

5. No investigation of the title of the assets has been made and owners' claims to the assets is assumed to be valid unless anything contrary is mentioned in the main report. No consideration is given to liens or encumbrances, which may be against the assets. Therefore, no responsibility is assumed for matters of a legal nature.
6. The Valuer's total aggregate liability to the Client including that of any third-party claims, in contract, tort including negligence or breach of statutory duty, misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the services is limited to an aggregate sum agreed in the LoE. The Valuer shall not be liable for any pure economic loss, loss of profit, loss of business, depletion of goodwill, in each case whether direct or indirect or consequential or any claims for consequential loss compensation whatsoever which, arise out of or in connection with services provided under this engagement.
7. The Client including its agents, affiliates and employees, must not use, reproduce or divulge to any third party any information it receives from the Valuer for any purpose.
8. This engagement shall be governed by and construed in accordance with Indian laws and any dispute arising out of or in connection with the engagement, including the interpretation thereof, shall be submitted to the exclusive jurisdiction of courts in New Delhi.

VALUATION REPORT

Candor Techspace G1, Sector 48, Gurugram, NCR

Date of Valuation: 30th September 2025

Date of Report: 1st November 2025

Submitted to: Brookfield India Real Estate Trust

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, 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 other purpose other than the purpose as agreed upon in the addendum dated 28th August 2024 to Letter of Engagement ("LOE") dated 23rd December 2022 and amended through addendum letter dated 22nd September 2023 without the prior written consent of the Valuer.

The information in this report reflects prevailing conditions and the view of Valuer as of this date, 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 as agreed upon in the Letter of Engagement ("LOE") dated 23rd December 2022. 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.

Executive Summary

Candor Techspace IT/ITeS (G1), Sector - 48, Gurugram, NCR		
Valuation Date:	30th September 2025	 View 1 of Subject Property
Site Visit Date:	28th February 2025	
Valuation Methodology:	Discounted Cash Flow using Rental Reversion	
Valuation Purpose:	Disclosure of valuation of asset forming part of portfolio of Brookfield India REIT in accordance with the SEBI (REIT) Regulations, 2014	
Location / Situation:	Candor TechSpace G1 (herein after referred to as G1 and/ or Subject Property) is located on Village Tikri, Sector – 48, Sohna Road, Gurugram, Haryana – 122018, one of the prime office destinations of Gurugram. The Subject Property is accessible via Netaji Subash Marg (60-meter-wide road), which connects it to HUDA City Centre Metro Station on West and to National Highway 8 on East. The Subject Property lies in close proximity to various office assets such as Spaze Group, Bestech Group, Vatika Group etc. The profile of surrounding development for the Subject Property constitutes developed residential and commercial developments. It is well connected with other parts of the city through road network.	 View 2 of Subject Property  View 3 of Subject Property
Description:	G1 constitutes 12 completed buildings (with OC received) and 1 future development building. The details of the same are: • Completed/Operational Buildings (12) : Tower 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, Amenity Blocks – 1 & 2. • Future development (1) : Tower 11 The Completed buildings collectively admeasures 3,772,616 sq. ft.# of leasable area. Currently the committed occupancy in the Completed buildings is 83.98% *. As per the information provided by the Client 542,669 sq. ft. of leasable area has been converted into Non SEZ area. The Future Development has a leasable area of 103,884 sq. ft. The leasable area of the future development is indicative and is subject to change once the internal business plans are in place or the construction is completed. The same is expected to be ready by Q2 FY 2033-34.	 View 4 of Subject Property
MIOP Description:	Note- As per the information provided to us by the client, MIOP has been appointed to provide real estate operating services in relation to the leasing, management, operations of Candor Techspace G1 and the same has been acquired by Brookfield India REIT for a transaction price of INR 1504 Million. As per the understanding between MIOP and Candor Techspace G1, the cashflows of the real estate operating services will be part of Candor Techspace G1 the same would be included while calculating the market value of G1.	

Total Area:	Total Land Area: 25.187 Acres Completed Leasable Area: 3,772,616 sq. ft. Future Development Leasable Area: 1,03,884 sq. ft. Total Leasable Area: 3,876,500 sq. ft.	

*Source: Architect's Certificate (Dated: 27th October 2025), *Rent Roll as at 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client information.*

**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area. # The increase in leasable area is due to change in efficiency.*

MARKET VALUE OF THE SUBJECT PROPERTY

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property (Completed and Future Development) comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property, as on 30th September 2025, is as follows:

Component	Market Value as on	In Figures[1]	In Words
Completed Buildings	30th September 2025	INR 58,336 Million	Indian Rupees Fifty-Eight Billion Three Hundred and Thirty-Six Million Only
Future Development	30th September 2025	INR 553 Million	Indian Rupees Five Hundred and Fifty-Three Million Only

Note: Brookfield India REIT holds 50% share in Candor Techspace G1 excluding MIOP and for MIOP Brookfield India REIT holds 100% share.

This summary is strictly confidential to the addressee. It must not be copied, distributed or considered in isolation from the full report

[1] *Inclusive of fair value of INR 2,912 Million pertaining to property management company (MIOP) which is wholly owned by REIT.*

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From: L. Anuradha, MRICS
IBBI Registered Valuer (L&B)
(IBBI/RV/02/2022/14979)

To:	**Brookfield India Real Estate Trust**
Property:	**Candor Techspace G1, Sector - 48, Gurugram, NCR**
Report Date:	**1st November 2025**
Valuation Date:	**30th September 2025**

A REPORT

1 Instructions

Brookfield India Real Estate Trust (hereinafter referred to as the "Instructing Party" or the "Client"), has appointed Ms. L. Anuradha, MRICS , registered as a valuer 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 as the "Valuer"), in order to undertake the valuation of office property located in Gurugram (hereinafter referred to as "Subject Property" and/or "Candor TechSpace G1") for the disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange. The Subject Property and interests valued as part of this valuation exercise are detailed in Part C of this report. The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Annexure 11 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

2 Professional Competency of The Valuer

Ms. L Anuradha is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset classes of Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since September 2022. She completed her Bachelor's in Architecture in 2002 and Master's in Planning from School of Planning & Architecture in 2004.

L. Anuradha (IBBI registration No. IBBI/RV/02/2022/14979) as a registered valuer entity under Section 247 of the Companies Act, 2013 and The Companies (Registered Valuer and Valuation) Rules, 2017 has more than 20 years of experience in the domain of urban infrastructure, valuation and real estate advisory. She was working as an Associate Director for Cushman and Wakefield (hereinafter referred to as "C&WI") from 2013-2022 and was leading the team for Tamil Nadu, Kerala and Sri Lanka. Prior to joining C&WI, she has been involved in various strategy level initiatives in Institutional development and Infrastructure for donor agencies and various Government and Private clients. Anuradha worked with SIVA group in the M&A practice where she was involved with the financial appraisal and valuation of real estate projects. Prior to this she has worked

with PriceWaterhouse Coopers in the Government, Real estate, and Infrastructure Development Practice where she was involved in carrying out financial appraisal and strategies for some of the State Governments in India. Her foundation in real estate valuation was at Jones Lang LaSalle where she worked for 3 years on multiple valuations and entry strategies for Indian NBFCs and funds.

Her last employment was at C&WI. As an Associate Director of the Valuation and Advisory team at C&WI, Ms. Anuradha provided support on identified business/ new opportunities, evaluated proposals for new property investments and/ or dispositions while providing analytical support for Investment recommendations. Anuradha was also key personnel in carrying out the Market study for the Mindspace REIT micro markets in India. She has undertaken valuations exercises for multiple private equity/ real estate funds, financial institutions, developers, and corporates across asset classes of commercial, retail, residential and hospitality. Her clientele included HDFC, Xander, DLF, RMZ, Embassy Group, CapitaLand, Tata Capital, Tata Realty, TVS group etc.

3 Independence and Conflicts of Interest

The Valuer confirms that there are no conflicts of interest so far as discharging her duties as a valuer for the Subject Property/ business is concerned and has undertaken the valuation exercise without the presence of any bias, coercion, or undue influence of any party, whether directly connected to the valuation assignment. There has not been any professional association with the Client or the Subject Property in past five years from the date of this report.

The Valuer or any of her employees involved in valuing the assets of the REIT have not invested nor shall invest in securities of any of the Subject Property being valued till the time she is designated as Valuer and not less than six months after ceasing to be a Valuer of the REIT.

4 Purpose of Valuation

The purpose of this valuation is for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

5 Basis of Valuation

Given the purpose of valuation as mentioned above, the valuation exercise has been carried out to estimate the "Market Value" of the Subject Property in accordance with the IVSC International Valuation Standards as effective from 31st January 2025 and as applicable on the date of valuation.

"Market Value" is defined 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 and where the parties had each acted knowledgeably, prudently and without compulsion.'*

6 Valuation Approach & Methodology



Understanding of the project

- Conduct site visit of the project to understand location and site dynamics
- Assess the nature of project
- Understand from documents provided and inputs from client if there are any other covenants with respect to the marketability of the asset



Assessment

- Conduct Market Research to arrive at relevant assumptions and inputs
- Determining appropriate valuation methodology and conducting valuation procedures to determine fair value
- Sharing draft valuation report with Client



Review and Closure

- Providing final value conclusion and report to the Client.

The basis of valuation for the subject Property being Market Value, the same may be derived by any of the following approaches:

Discounted Cash Flow Method using Rental Reversion

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the property to prospective tenants typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In order to arrive at a unit value for these tenancies, we have considered the impact of such sub/above market leases on the valuation of the Subject Property.

For the purpose of valuation of the Subject Property, Income Approach - Discounted Cash Flow Method using Rental Reversion has been adopted.

7 Assumptions, Departures and Reservations

This valuation report has been prepared on the basis of the assumptions within the instructions (Caveats & Limitations) detailed in Annexure 11 of this report. The development mix, built up area, land area and lease details such as lease rent, lease commencement and lease end date, lock - in period, escalation terms, etc. pertaining to the Subject Property is based on the appropriate relevant documents which has been provided by the Client and the same has been adopted for the purpose of this valuation.

8 Inspection

The Property was inspected on 28th February 2025 by the Valuer. No measurement or building survey has been carried out as part of the valuation exercise. The Valuer has relied entirely on the site areas provided by the Client, which has been assumed to be correct. Based on the discussions with the client it has been assumed that no material change in the condition of the property has taken place.

9 General Comment

A valuation is a prediction of price, not a guarantee. By necessity it requires the valuer to make subjective judgments that, even if logical and appropriate, may differ from those made by a purchaser, or another valuer. Historically it has been considered that valuers may properly conclude within a range of possible values.

The purpose of the valuation does not alter the approach to the valuation.

Property values can change substantially, even over short periods of time, and thus the valuation of the Subject Property herein could differ significantly if the date of valuation was to change.

This report should not be relied upon for any other purpose other than for which this valuation exercise has been undertaken for.

10 Confidentiality

The contents of this Report are intended for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents except as maybe required in connection with disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT under the applicable law.

11 Authority

The Client acknowledges and agrees that the Valuer's services hereunder (including, without limitation, the Deliverables itself and the contents thereof) are being provided solely to the Client in relation for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40) and disclosure in the Documents and in the valuation report, as may be required.

The Valuer consents to the usage of her name as an expert, in relation to the Report, in the Documents. If the Client desires to use the Deliverables or the Valuer's name in any other offering other than the Documents as contemplated under the LOE, then the Client shall obtain the Valuer's prior written approval for such usage. The Client shall indemnify the Valuer for any losses suffered by her due to such usage other than for the Acquisition as contemplated under the LOE. Additionally, the Client herewith consents to provide or cause to be provided, an indemnification agreement in his favor, reasonably satisfactory to her for any use of the Report other than for the purpose permitted under the LOE. It is however clarified that the indemnity shall not cover any losses resulting from the use of the Report for the Acquisition including disclosure in the Documents and in the valuation report.

12 Reliant Parties

The reliance on the valuation reports prepared as part of this engagement to **Brookprop Management Services Private Limited ("Manager"), the Brookfield India REIT ("Brookfield REIT")** and auditors, debenture trustees, stock exchanges, unit holders of the REIT, Securities and Exchange Board of India (SEBI), credit rating agencies and Axis Trustee Services Limited, the trustee to the **Brookfield REIT ("Trustee")** for the purpose as highlighted in this report (valuation). The reliant parties shall also include auditors, lawyers and book running lead managers. The Valuer, however, would extend no liability to such reliant parties.

The valuation exercise is conducted strictly and only for the use of the parties as stated above who need to rely on such valuation ("Reliant Party") and for the Purpose specifically stated. The Instructing Party shall make all reliant parties aware of the terms and conditions of the agreement under which this exercise is being undertaken and take due acknowledgements to the same effect.

13 Limitation of Liability

The Valuer shall endeavor to provide services to the best of its ability and professional standards and in bonafide good faith. Subject to the terms and conditions in this Agreement, the Valuer's total aggregate liability to the Manager arising in connection with the performance or contemplated performance of the services herein, regardless of cause and/or theory of recovery, shall not exceed the total fees paid to Valuer by Client hereunder.

The Valuer acknowledges that it shall consent to be named as an 'expert' in the Documents and that its liability to any person, in its capacity as an expert and for the Report, shall be without any limitation and in accordance with law. In the event that the Manager, the sponsors, the trustee, the REIT, the intermediaries appointed in

connection with the Acquisition be subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Report, the Claim Parties will be entitled to require the Valuer to be a necessary party/respondent to such claim and he shall not object to his inclusion as a necessary party/ respondent. In all such cases, the Manager agrees to reimburse/ refund to the Valuer, the actual cost (which shall include legal fees and external counsel's fee) incurred by him while becoming a necessary party/respondent. If the Valuer does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defense in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against him in this regard.

14 Disclosure and Publication

The Valuer must not disclose the contents of this valuation report to a third party in any way, except as allowed under the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars. As per the terms and regulation 2(1) of the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars, it may be noted that the Valuation report is prepared in accordance with said REIT regulations.

15 Anti-Bribery & Anti-Corruption

Both Parties represents, warrants and undertakes that:

They are familiar with applicable Anti-Corruption Laws under this Agreement including but not limited to Prevention of Corruption Act 1988 and will ensure that neither it nor any of its officers, directors, shareholders, employees and agents or any other person acting under its implied or express authority will engage in any activity, practice or conduct which would constitute an offence under, or expose or potentially expose either Party to any direct or indirect liability, under Applicable Anti-Corruption Laws;

It is further agreed that breach of any of the above undertakings shall be deemed to be a material breach of the Agreement and in case she is insisted upon or asserted by the Client to violate any of the above said undertakings in any form or manner, on pretext of business relationship or otherwise, the Valuer shall have a discretionary right to terminate this Agreement without any liability or obligation on his part.

Such termination of this Agreement shall not in any way prejudice the rights and obligations (including payment for the services delivered under this Agreement) already accrued to the Valuer, prior to such termination.

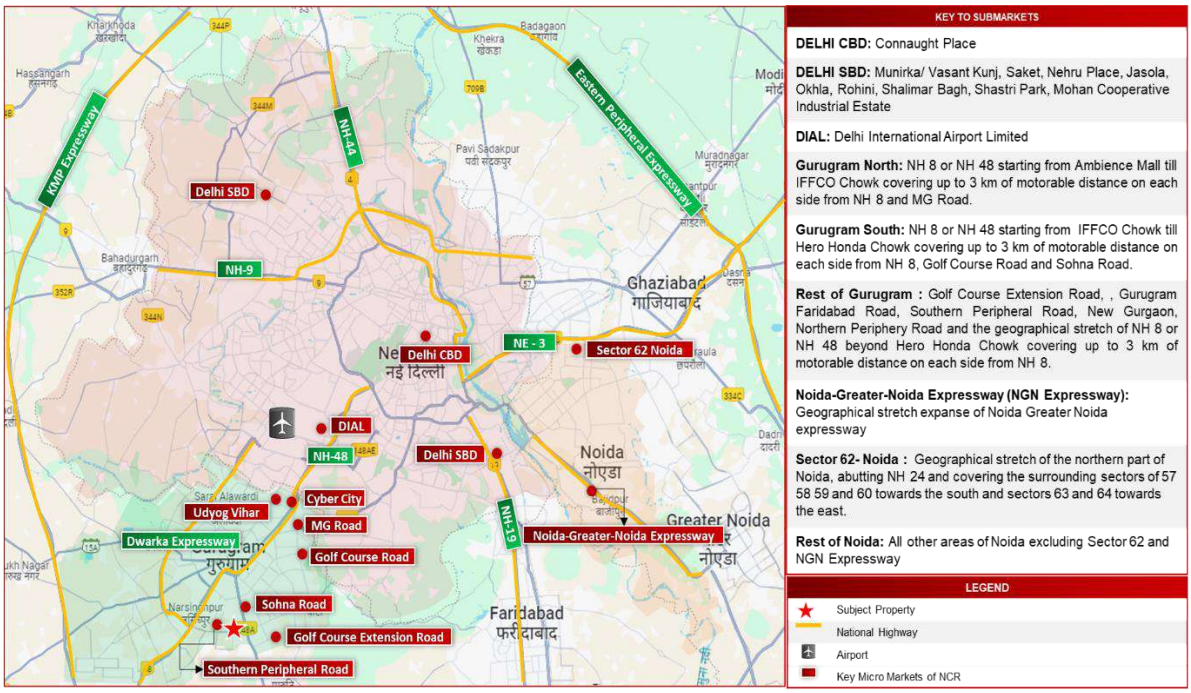
B National Capital Region Overview

For the purpose of the valuation exercise, reliance has been made on the market report prepared by Cushman and Wakefield India Private Limited (C&WI), who has been appointed by the Client as an independent consultant to carry out Industry and market report.

1 National Capital Region Overview

National Capital Region (NCR) is the world's second largest urban agglomeration by population and the largest by area (Source: www.un.org). It is an urban agglomeration, which encompasses the entire National Capital Territory (NCT) of Delhi as well as urban areas surrounding it in neighbouring states of Haryana, Uttar Pradesh and Rajasthan. In the last two decades, urbanization in Delhi has spread rapidly towards adjoining towns in the neighbouring states of Haryana and Uttar Pradesh. The proliferation of service and industrial activities resulted in significant migration of people from Delhi, mainly towards Gurugram, Noida and Ghaziabad.

The map below highlights the key office micro markets of NCR illustrating the geographical expanse of the office market. The micro markets covered for the analysis are the prime contributors to the office supply in NCR.



Source: Cushman and Wakefield Research

(Map not to scale)

NCR is presented as a consolidated office market comprising four independent micro markets:

1. Delhi (which further comprises micro-markets viz, Delhi CBD & Delhi SBD)
2. Gurugram (which further comprises micro-markets viz, Gurugram North, Gurugram South & Rest of Gurugram)
3. Noida (which further comprises micro-markets viz, Sector 62, Noida–Greater Noida (NGN) Expressway & Rest of Noida)
4. DIAL

The table below highlight the key statistics of NCR's office micro markets:

Particulars	NCR overall	Delhi	DIAL	Gurugram*	Noida	Gurugram South^
Total Completed Stock till 9M CY 2025 (msf)	101.50	3.45	2.56	70.76	24.73	17.90
Current Occupied Stock till 9M CY 2025 (msf)	84.18	2.88	1.92	58.79	20.59	14.47
Current Vacancy 9M CY 2025 (%)	17.1%	16.4%	25.1%	16.9%	16.7%	19.1%
Avg. Annual Absorption – CY 2022 – 9M CY 2025 (msf)	5.55	0.16	0.18	3.87	1.35	0.50
Future Supply – Q4 CY 2025 E – CY 2027 E (msf)	13.01	-	3.01	4.62	5.39	0.57
Market Rent – 9M CY 2025 (INR psf / month)	97	154	232	104	56	102

Source: Cushman and Wakefield Research

Notes:

1. *Only Grade A office spaces have been considered for the analysis presented in the above table.*
2. *Ghaziabad, Greater Noida and Faridabad have minimal office supply and have not been captured in the analysis.*
3. **Brookfield India REIT's city market for the Subject Property.*
4. *^Competitive REIT's micro market within Brookfield India REIT's city market for Subject Property.*
5. *Stock ("stock" and / or "relevant stock") and Supply ("supply" and / or "relevant supply") numbers are computed by excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria . Additionally, for Noida, non-IT buildings are also excluded from the analysis.*
6. *Vacancy and Net Absoption numbers are computed on the relevant stock.*
7. *The future supply estimates are based on analysis of proposed and under construction buildings.*
8. *The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
9. *Rentals presented above are weighted average values on completed stock.*

2 Brookfield India REIT's City Market - Gurugram

Candor Techspace G1 is a freehold, Grade-A asset located in Gurugram city market of NCR, with well-planned infrastructure, proximity to residential areas and established social infrastructure.

2.1 Overview

Gurugram (often called the millennium city) is located towards the South-West of Delhi. Gurugram falls under the Indian state of Haryana. Gurugram district is the second largest city of Haryana and serves as its industrial and financial center. As per the Census 2011, Gurugram has the 3rd highest per capita income in India after Chandigarh and Mumbai. The area of the Gurugram District is 1,258 sq. km. Connaught Place, the CBD of Delhi is at approximately 22 km from Cyber City, the CBD of Gurugram. Further, the Indira Gandhi International Airport which is currently the only International Airport servicing the civil aviation demands of NCR is located at approximately 12 km from Cyber City. Compared to other suburban locations in Delhi, Gurugram enjoys several competitive advantages like presence of large multi-national corporations (MNCs) and their corporate office hubs, presence of multiple nationalized developers, connectivity, support infrastructure etc. Locational advantages along with presence of physical and social infrastructure has helped Gurugram to emerge as one of the prime office markets of NCR.



Source: Cushman and Wakefield Research
(Map not to scale)
Note: CPR stands for Central Peripheral Road

Note: The DMRC Yellow Line metro is proposed to be extended from Millenium City Centre Gurugram to Udyog Vihar, via Old Gurugram and finally terminating at Cyber City rapid metro station. Also, a station for Delhi – Alwar RRTS is proposed to enter Gurugram from Aerocity with a station at Cyber City and Rajiv Chowk on NH – 48. The source for the said metro routes is the information available in the public domain and may differ subject to final approvals.

Real Estate Overview

Office: The established office clusters of Gurugram are concentrated towards Cyber City, Udyog Vihar, MG Road, Golf Course Road and Sohna Road. Golf Course Extension Road is the next emerging office location after the clusters stated above. Gurugram is primarily characterized by investment grade developments offering modern amenities. To name a few, established players like DLF, Brookfield, Hines, Vatika, Tata Realty, Ascendas, Bharti etc. have their footprint in Gurugram.

Retail: The retail landscaping of Gurugram is skewed towards retail mall format. MG Road, Golf Course Road, Sohna Road and NH 48 are the established retail mall locations of Gurugram. Galleria Market in DLF Phase – IV is one of the prominent high streets in Gurugram. Presence of a significant young working population in Gurugram led to the emergence of new formats viz. F&B hubs like DLF Cyber Hub, Sector 29 and 32nd Milestone, and are well accepted now. Golf Course Extension Road, Southern Periphery Road and Northern Periphery Road are the emerging locations for retail development. Golf Course Extension Road will have a healthy mix of high street and retail mall development formats.

Residential: The established residential clusters of Gurugram are concentrated towards Golf Course Road, Sohna Road, Sector 51 – 56 and Udyog Vihar. Golf Course Extension Road is the next emerging residential location after the clusters stated above. Southern Periphery Road and Northern Periphery Road are the upcoming residential locations.

Other lifestyle: The hospitality segment in the Gurugram comprises of international and national renowned hotel groups such as Taj, Oberoi, Trident, Hyatt and many more located centrally in the city and servicing to foreign and domestic travellers. The hospitality segment in the city has grown tremendously to accommodate the growing demand from office occupants and residential population of the city. Currently, Gurugram houses over 2,500 keys in 4 & 5-star category of hospitality segment.

With more than 16,000 students graduating every year, Gurugram has ample talent pool to cater the office occupants present in the city. MDI, Amity University, ICFAI Business School etc. are few of the renowned educational campuses present in Gurugram.

Gurugram is divided into three office micro markets:

a. Gurugram North – NH 48 starting from Ambience Mall till IFFCO Chowk covering up to 3 km of motorable distance on each side from NH 48 and MG Road.

b. Gurugram South – NH 48 starting from IFFCO Chowk till Hero Honda Chowk covering up to 3 km of motorable distance on each side from NH 48, Golf Course Road and Sohna Road. The Subject Property is located in Gurugram South micro market.

c. Rest of Gurugram – Golf Course Extension Road, Gurugram Faridabad Road, Southern Peripheral Road, New Gurugram, Northern Periphery Road and the geographical stretch of NH 48 beyond Hero Honda Chowk covering up to 3 km of motorable distance on each side from NH 48.

The key drivers of demand for office space in Gurugram are as follows:

- **Connectivity and linkages:** Gurugram is well connected to other nodes of NCR via robust road and metro network. Hence, efficient management of commuting by public and private mode of communication makes it a conducive location for workforce travelling for work.
- **Proximity to Indira Gandhi International airport:** Gurugram is in close proximity to airport and hence attracted large occupier base to the city. Its closeness to airport helped the city to grow at a very fast pace.
- **Presence of social and lifestyle infrastructure:** Along with good physical infrastructure the city offers a healthy mix of social and lifestyle infrastructure. Presence of good schools like Shri Ram, Shiv Nadar, Lotus valley, Suncity etc.; good hospitals like Artemis, Medanta, Fortis etc.; retail malls like Ambience mall, MGF Metropolis etc.; F&B formats like Cyber Hub, 32nd Milestone, Sector 29 etc.; crèche like Klay, IPSAA, Footprint etc.; has made Gurugram as one of the most preferred micro markets for the working population. The city offers easy accessibility to the amenities required by the working population to lead life independently.
- **Access to educated talent pool from Delhi, Haryana, Punjab, Rajasthan and Uttar Pradesh:** As the city is accessible through multiple modes of transportation and it offers residential spaces across various price categories, it attracts talent pool from all adjoining locations.
- **Growth of IT and GCC in India:** As India is moving ahead into a higher growth trajectory; the real estate requirement of the growing technology industry is also increasing. Traditionally, the Indian Technology industry was centered in Bangalore and later expanded to other cities such as Noida, Gurugram, Hyderabad, Pune, Chennai, and Mumbai. Concurrently, ~60% of Fortune 500 companies have set up their GCCs in India.

  In FY 2025, India hosts approximately more than 1,760 GCCs which generated revenue of almost USD 65 bn and employed more than 2.0 Mn people. The quality of India's workforce and office infrastructure have resulted in several multinational companies setting up GCCs in India. The allure of India's adept workforce and well-equipped office infrastructure has beckoned numerous multinational corporations to establish GCCs within the country. With the growth in IT Sector and GICs/GCCs, the demand for real estate from these companies have also seen an increase. These companies generally have high stickiness and typically prefer office spaces which offer large floor plates, amenities in the park and have proximity to the talent pool catchment areas.
- **Healthy mix of commercial, IT/ITeS and SEZ developments:** Gurugram offers a healthy mix of commercial, IT/ ITeS and SEZ office space and hence attracts the occupier base across categories.

2.2 Key Statistics - Gurugram

Particulars	Details
Total Completed Stock (9M CY 2025)	Approximately 70.76 msf
Current Occupied Stock (9M CY 2025)	Approximately 58.79 msf
Current Vacancy (9M CY 2025)	Approximately 16.9%
Annual Net Absorption (CY 2022 – (9M CY 2025))	Approximately 3.87 msf
Future Supply (Q4 CY 2025E – CY 2027 E)	Q4 CY 2025E: NIL CY 2026E: Approximately 3.06 msf CY 2027E: Approximately 1.56 msf

Source: Cushman and Wakefield Research

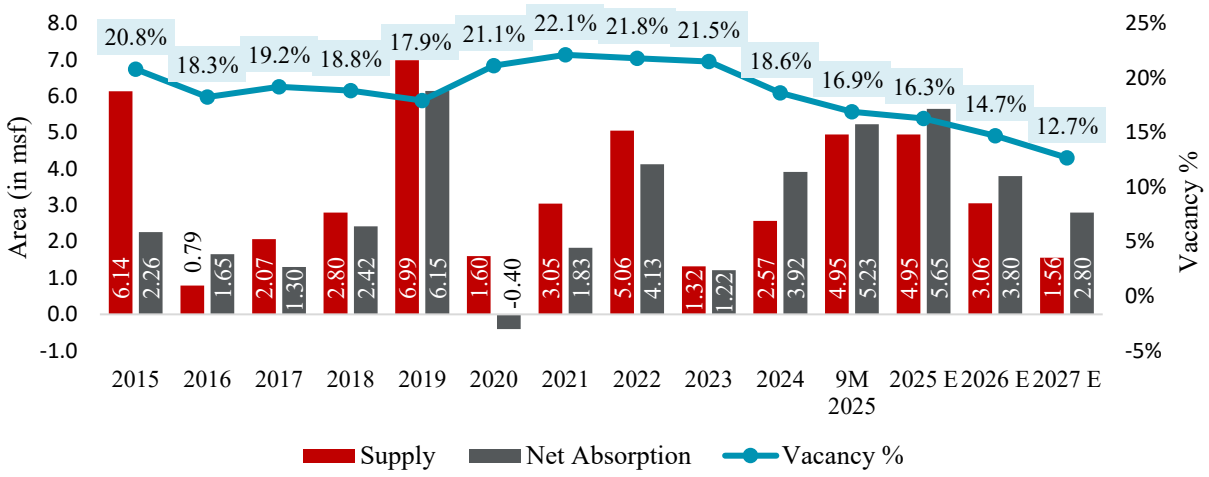
Notes:

1. *Only Grade A office spaces have been considered for the analysis presented in the above table. Vacancy and Net Absoption numbers are computed on the relevant stock.*
2. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet and applying certain other criteria*
3. *The future supply estimates are based on analysis of proposed and under construction buildings.*
4. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

2.3 Supply, Absorption & Vacancy

The supply, absorption & vacancy trend for Gurugram is as follows:

Gurugram - Supply, Net Absorption & Vacancy Trend Analysis



Source: Cushman and Wakefield Research

Notes:

1. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria.*
2. *Future supply estimates are based on analysis of proposed and under construction buildings, however future absorption estimates are derived basis past trends, current vacancy and estimated supply.*
3. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

The micro markets in Gurugram developed their individual flavours in terms of nature of developments (campus and integrated, strata and non-strata buildings) and larger developers created an ecosystem favouring their developments. Occupiers prefer office spaces offering better amenities and the health & safety standards. With infrastructure getting a boost from the government and city limits expanding, new micro markets are gaining prominence as office destination.

Gurugram's commercial real estate market has demonstrated strong momentum in 9M CY 2025, with net absorption reaching a record 5.23 msf—the highest since 2020. In the last 2 years the net absorption exceeded new supply, signalling robust demand. Vacancy rates have been steadily declining, standing at 16.9% as of 9M CY 2025. With increased hiring across the sectors specially Technology and BFSI (which are large contributors to office market of India) the new demand is likely to keep growing for the office market. Gurugram's nature of hosting diverse demand from sectors like Technology, BFSI, professional services, media and telecom would help keeping the net absorption figures growing. In our view, the future supply would follow net absorption trends, maintaining the real estate growth momentum in the city. Hence, the vacancy levels are expected to move southward in the coming future.

The analysis of current overall vacancy level of Gurugram suggest that the vacancy levels for non-strata development is 13.1% as compared to the strata developments as 24.8%. This clearly demonstrates the preference of occupiers in the market.

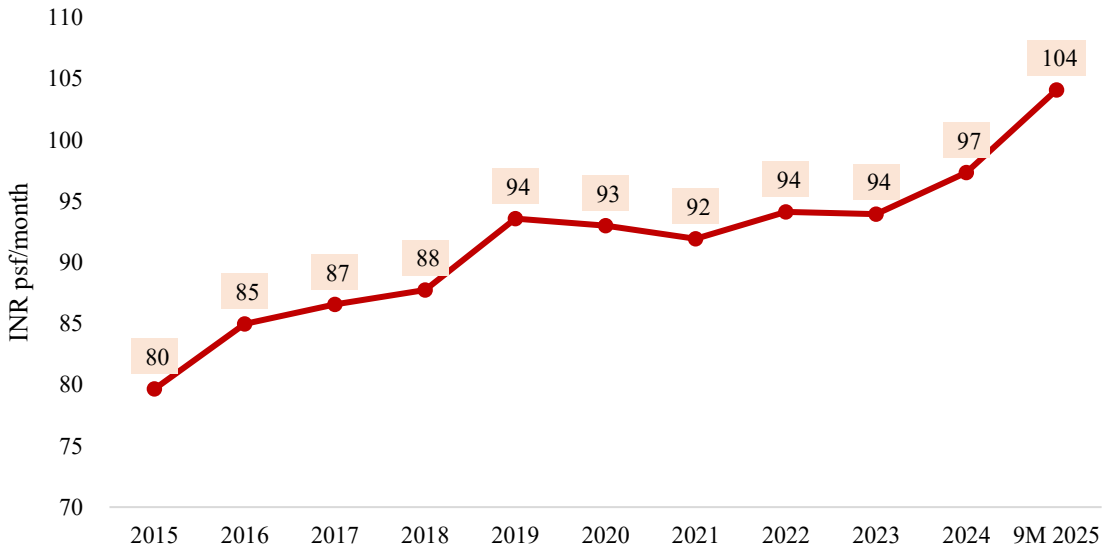
It is further evident from the fact that the vacancy of the prominent non-strata developments of Gurugram has consistently remained sub 5%. As on 9M CY 2025, office buildings like One Horizon Center, DLF Cyber Park are fully occupied. Multiple buildings in DLF Cyber City, NH Prime And TRIL Commercial Tower have vacancy below 5%. Further, buildings such as DLF Downtown Block 4 and DLF Atrium Towers 1, 2, and 3, which have been recently added to the micro market, witnessed strong pre-commitments of over 95% and 70%, respectively.

Looking ahead, Gurugram's office landscape is set to be primarily shaped by non-strata owned developments. This is evident in the anticipated future supply of approximately 2.75 msf scheduled for completion between Q4 CY 2025E – CY 2027E.

2.4 Rental Trend Analysis

The rental trend for Gurugram is as follows:

Gurugram – Quoted Rental Trend



Source: Cushman and Wakefield Research

Notes:

1. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area across Gurugram.*
2. *The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters. Rentals for competitive REIT Gurugram properties have been sourced from client. These are actual transacted rentals which include Fresh leases, Term renewals and space extension by existing tenants.*
3. *Rentals presented above are weighted average values on completed stock.*

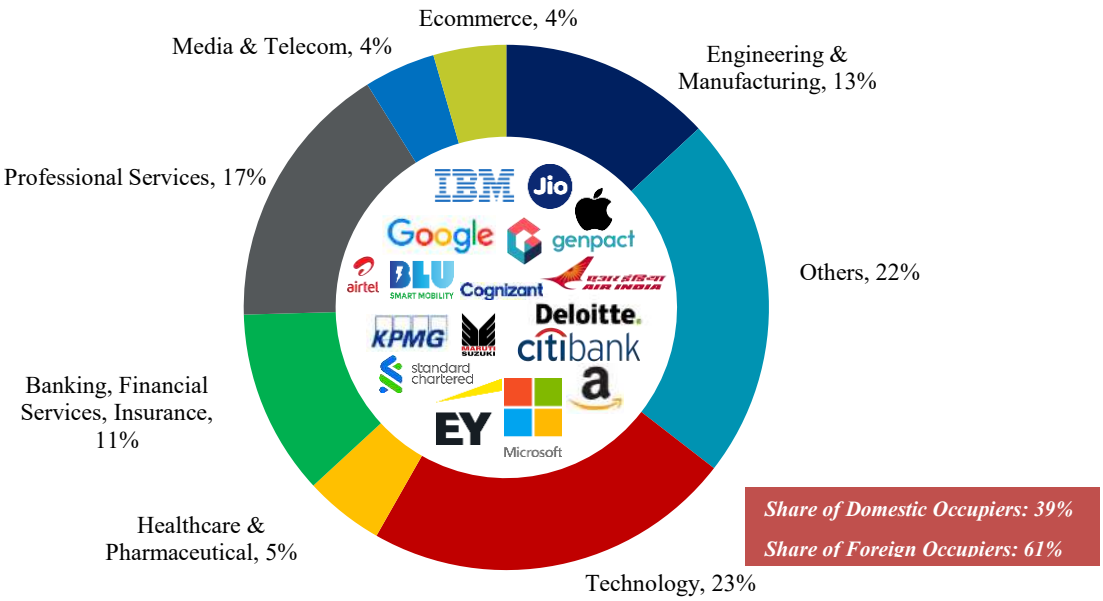
Gurugram witnessed stable rental growth of approximately 3.3% between CY 2015 and CY 2018, followed by a sharp spike in CY 2018–2019, pushing growth to around 6.6%. Between CY 2020 and CY 2022, around 75% of the new supply was concentrated in developing office micro-markets or strata-sold assets, which kept overall rentals largely stable during that period.

However, over the past two years, fresh supply in established micro-markets such as NH-48 Prime, DLF Cyber City, DLF Downtown, HQ 27 and DLF Atrium has revived upward rental momentum. Since CY 2023, rentals have been on an uptrend, now commanding INR 104 psf per month.

Among Gurugram's micro markets, DLF Cyber City commands the highest rentals followed by Golf Course Road. NH 48 Prime micro market witnessed a drastic increase in rentals in 2019 due to the addition of DLF Cyber Park. With denotification allowed in SEZ developments; the rentals for said developments are expected to increase from current levels (as it broadens the potential occupier base for the property). Thus, creating an overall positive impact for the city.

2.5 Sectoral Demand Analysis - Gurugram (2015 – 9M CY 2025)

Key Industries present in Gurugram
(CY 2015 – 9M CY 2025 ~70.76 msf)



Source: Cushman and Wakefield Research

Notes:

1. *Others includes Automobile, Education, FMCG, Logistics & Shipping, Aviation, Diversified, Real Estate & Related Services, etc.*
2. *The sectoral absorption analysis is based on gross absorption activity of Gurugram's relevant stock i.e., including any relocations, consolidations etc. All pre-commitments & sale/purchase transactions are excluded from this analysis.*
3. *The lease transactions of less than 10,000 sq. ft. were ignored for Domestic & Foreign occupier bifurcation.*

Gurugram's office supply constitutes an equal mix of commercial and IT/ITeS developments and reflects similar positioning in demand. Technology is the prominent sector contributing 23% to the overall demand. The other prominent industries contributing 41% to the demand are professional services (17%), Engineering & Manufacturing (13%) and BFSI (11%). In the recent years, factors like start-ups, individual set-ups, emergence of e-commerce, change in consumer behaviour has further led to the increase in demand of office space (including flexi workspace). The mix of foreign and domestic occupants in Gurugram is 61:39.

3 Gurugram South - Competitive REIT Micro Market

3.1 Overview

Gurugram South is one of the prime office micro markets of Gurugram. The office supply constitutes a healthy mix of IT and Non-IT developments. Gurugram South has also evolved as one of the established locations for residential and retail segments. Residential supply constitutes primarily of high-rise group housing developments catering to Upper Middle-Income Group and High-Income Group. The retail landscaping of the Brookfield REIT micro market primarily consists of mall formats. Some of the prominent office developments in the Gurugram South are Vatika One on One, One Horizon Center, Two Horizon Center and the Subject Property.

G1 is one of the largest integrated office developments in Gurugram in terms of leasable area. In addition, some of the renowned hotels in the micro market are Radisson, Hilton Garden Inn, Taj City Centre, Courtyard by Marriott, etc.

3.2 Social and Physical Infrastructure



Source: Cushman and Wakefield Research
(Map not to scale)

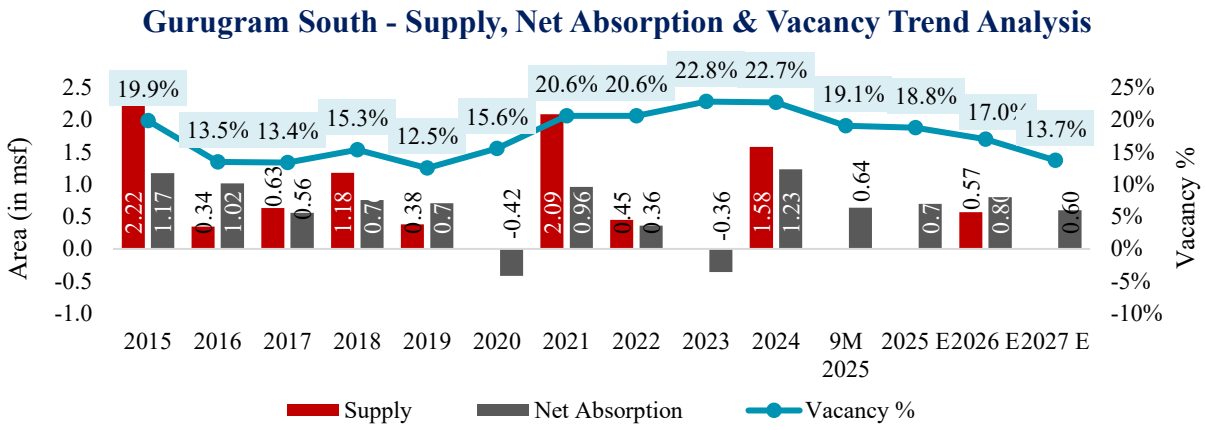
Key Commercial Developments | *Social Infrastructure* | *Lifestyle Infrastructure* | *Proposed/Under Construction Office Developments* | *Hospitality Developments* | *Higher Education Institutions*

Key Office Developments	Social Infrastructure	Lifestyle Infrastructure	Proposed/ Under Construction Office Developments	Hospitality Developments	Higher Education Institutions
1. Bharti Sigma Centre (1.9km)	1. Park Hospital (3.4 km)	1. Star Mall (6.2 km)	1. Vatika One On One (5.6 km)	1. The Room (1 km)	1. DPG ITM (1.5 km)
2. Capital business Park (2 km)	2. Medanta Medicity (4.1 km)	2. Sector 29 (6.8 km)		2. Radisson (2.2 km)	2. National Law College (4.2 km)
3. Express Trade Towers (2.5km)	3. Samvit Hospital (1.4 km)	3. Galleria Market (8 km)		3. Hilton Garden Inn (3.3 km)	3. Gurugram University (4.5 km)
4. Brahma Bestech Athena (7.3 km)	4. S D Adarsh Vidyalaya (2 km)	4. Good Earth City Centre (4 km)		4. Taj City Centre (5 km)	4. Management Development Institute (7.3 km)
5. DLF world Tech Park (7.9km)	5. G D Goenka Public School (1.2 km)	5. 32nd Avenue (5.4 km)		5. Sector 29 (7.5 km)	
6. BPTP Park Centra (8.8km)	6. Day Cares (0.5 km)	6. Ardee Mall (7 km)		6. Courtyard by Marriott (7.3 km)	

Subject Property is connected to NH-48 and Sohna Road via Netaji Subhash Marg, is the main connecting road; connecting Gurugram to other cities of NCR. Further, Sohna Road which is other major road providing connectivity to Brookfield REIT micro market is part of Delhi-Mumbai Expressway (under Bharat mala project) wherein multiple elevated corridors and underpasses have eased the traffic and enhanced the connectivity.

Subject Property is in proximity to existing metro viz. HUDA City Centre Metro Station, which further enhances its accessibility from different parts of NCR. Moreover, the expansion of existing Delhi Metro Yellow line to Old Gurugram, which will be connecting HUDA City Centre Metro Station to Udyog Vihar via Subash Chowk (nearest landmark to Subject Property), Hero Honda Chowk, Old Gurugram and Palam Vihar Extension. Once operational, the said metro route will have 27 new stations is currently under construction.

3.3 Supply, Absorption & Vacancy Analysis



Source: Cushman and Wakefield Research

Notes:

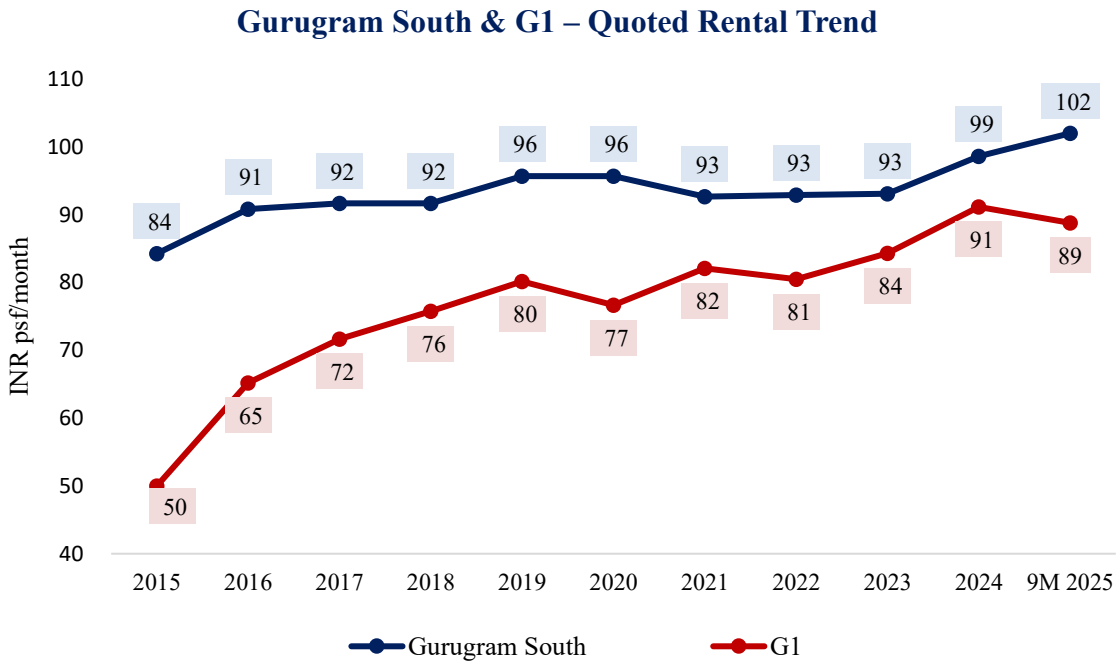
1. *Only Grade A office spaces have been considered for the analysis presented in the above chart.*
2. *Only the relevant stock has been considered for this analysis excluding the buildings less than 1 lakh square feet across Gurugram South and applying certain other criteria.*
3. *Future supply estimates are based on analysis of proposed and under construction buildings, however future absorption estimates are derived basis past trends, current vacancy and estimated supply.*
4. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

This micro market refers to the geographical stretch of NH-48 starting from IFFCO Chowk till Hero Honda Chowk covering up to 3 km of motorable distance on each side from NH-48, Golf Course Road and Sohna Road. It contributes 25% of total stock of gurugram..The competitve REIT micro market benefits from its location and presence of established players like Brookfield and DLF. The competitive REIT micro market offers large integrated office developments addressing the office space requirements of large occupiers.

The vacancy in the Competitive REIT Micro Market has shown a declining trend from 19.9% in 2015 to 12.5% in 2019. Since CY 2020 the vacancy level has increased owing to pandemic and supply addition in the market. As on 9M CY 2025, the vacancy of the Competitive REIT Micro Market is 19.1%.

The quality of developments coupled with locational advantages will continue to drive demand for the micro market. With limited new supply anticipated in the micro-market, absorption is expected to improve, leading to a decline in vacancy levels.

3.4 Rental Trend Analysis



Source: Cushman and Wakefield Research

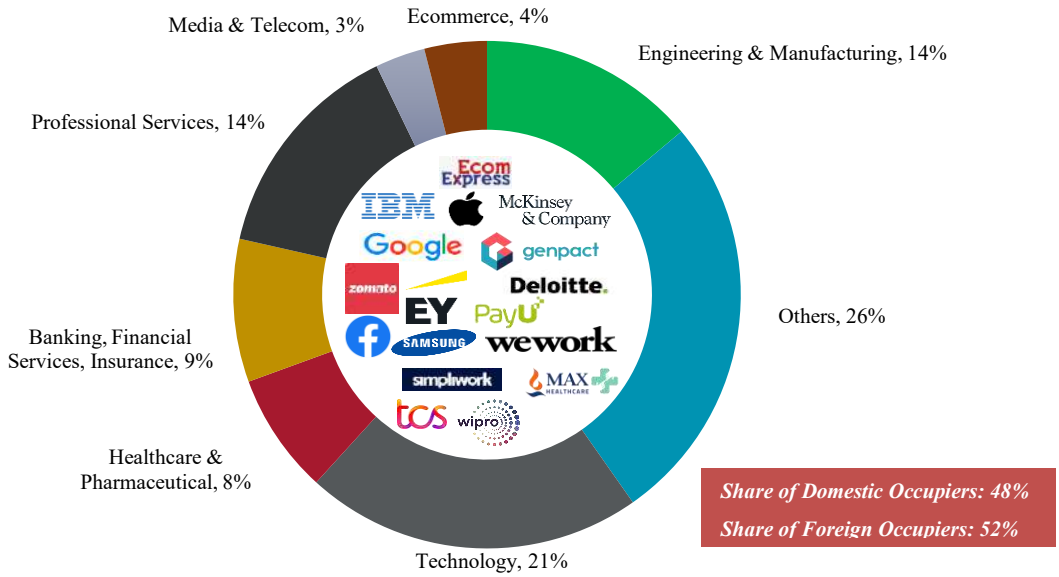
Notes:

1. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria.*
2. *The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
3. *Rentals for Candor TechSpace G1 have been sourced from client. These are actual transacted rentals which include Fresh leases, Term renewals and space extension by existing tenants, which happened at improved efficiency and the same has been adjusted to asset level efficiency.*
4. *Rentals presented above are weighted average values on completed stock.*

Office micro markets across NCR have seen growth along selected clusters and in majority of the cases in specific office developments along a cluster. With occupiers preferring quality developments and spaces that allow them to implement their future expansion plans, such office developments are preferred over other developments available in same vicinity. These preferences are thus reflected on the achievable rental for an office development versus the cluster. The analysis suggests that G1 has witnessed a rental CAGR of 6% for the period 2015 – 9M CY 2025.The above growth in rental achieved by G1 substantiates the requirement and preference of occupiers for quality office space.

3.5 Sector Demand Analysis (CY2015 – 9M CY 2025)

Key Industries present in Gurugram South
(CY 2015 – 9M CY 2025 ~17.34 msf)



Source: Cushman and Wakefield Research

Notes:

1. *Others includes Automobile, Education, FMCG, Logistics & Shipping, Aviation, Diversified, Real Estate & Related Services, etc.*
2. *The sectoral absorption analysis is based on gross absorption activity of Gurugram South's relevant stock i.e., including any relocations, consolidations etc. All pre-commitments & sale/purchase transactions are excluded from this analysis.*
3. *The lease transactions of less than 10,000 sq. ft. were ignored for Domestic & Foreign occupier bifurcation.*

Gurugram South is dominated by Technology sector which contributes 21% of the leasing activity from the years CY 2015 – 9M CY 2025. The tenants are attracted to Brookfield REIT micro market due to availability of good physical and social infrastructure. The technology occupiers in this micro market are involved in the activities of software development, process engineering, research, and development etc. The other prime contributors to the demand are Professional Services and Engineering and Manufacturing together contributing 28%. The engineering occupiers in this Brookfield REIT micro market are involved in the activities of telecom research and development, automobile sales etc. The mix of foreign vs. domestic occupants in Gurugram South is 52: 48.

4 Market Outlook

Gurugram South comprises some of the well-established office developments are Vatika One on One, One Horizon Center, Two Horizon Center, and the Subject Property.

The vacancy in the Competitive REIT Micro Market has shown a declining trend from 19.9% in 2015 to 12.5% in 2019. Since CY 2020 the vacancy level has increased owing to pandemic and supply addition in the market. As on 9M CY 2025, the vacancy of the Competitive REIT Micro Market is 19.1%. With limited new supply anticipated in the micro-market, absorption is expected to improve, leading to a decline in vacancy levels.

According to the market assessment provided, the current weighted average quoted market rentals of Competitive REIT Micro Market is INR 102 per sq. ft./m and may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.

Considering the well-maintained infrastructure, key location, improved connectivity (through planned elevated corridors and underpasses and expansion of metro network), the annual growth rate of 5% in market rents over medium to long term appears achievable for the Subject Property.

Further we expect that the factors including growth in the IT-BPM sector, increased interests into Indian offshore centers by several IT/ITeS corporates and GCCs will further drive significant demand in the commercial real estate sector.

C SUBJECT PROPERTY REPORT

1 Address, ownership and title details of Subject Property

Address:	Village Tikri, Sector - 48, Sohna Road, Gurugram, Haryana - 122018, India
Ownership & title details:	Land tenure: Freehold; the 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 (refer clause 1.4 and for ownership structure refer Annexure 2).

Source: Client Information

1.1 Encumbrances

Unless disclosed and recorded in the Property Report - Part C, the Subject Property is considered to possesses a good and marketable title and is free from any unusually onerous encumbrances with no option or pre-emption rights in relation to the assets except for those created in favour of the lenders, based on the information given in the Title Reports prepared by Ind-Legal (Hereinafter referred to as 'Legal Counsels'). We have not checked and verified the title of the Subject Property.

1.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Candor Gurgaon One Realty Projects Pvt. Ltd. - Property Tax Paid up to FY 25-26.

1.3 Material Litigation

Based on discussions with the Client and Title Reports shared, there are no material litigation relating to the Subject Property or any compounding charges.

1.4 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

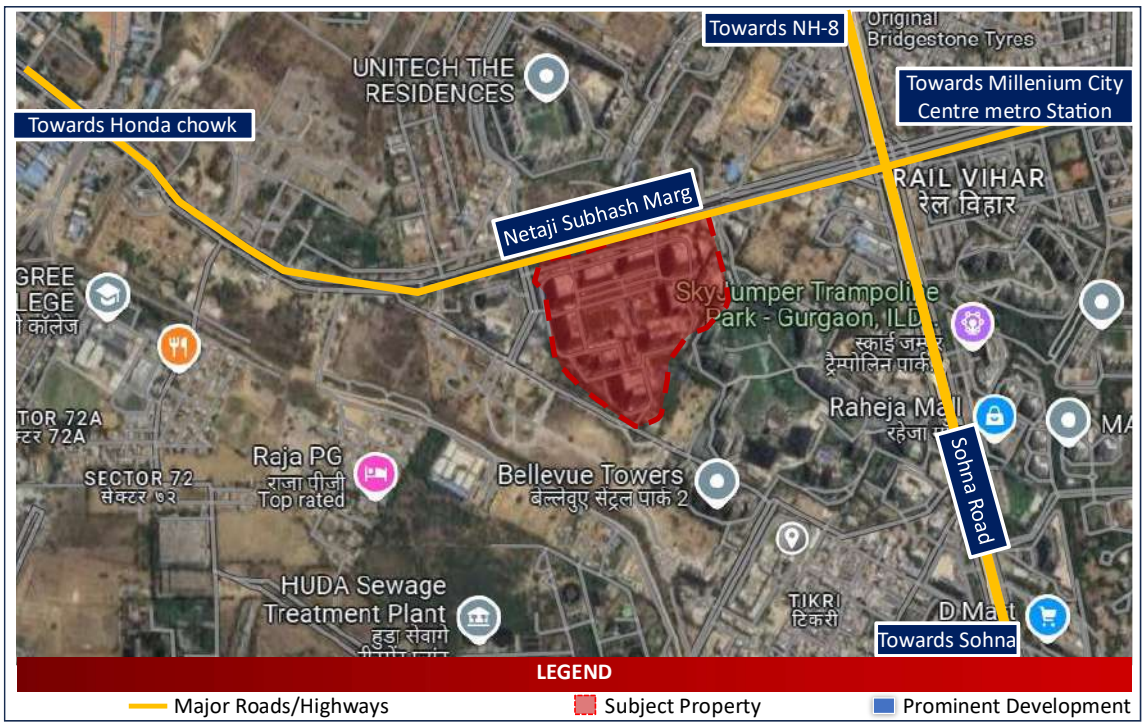
2 Location

2.1 General

The Subject Property is located in Village Tikri, Sector 48, Gurugram, which falls under the Gurugram South micro market. The micro market is one of the established office, residential and retail micro-markets of Gurugram. It is accessible via Netaji Subash Marg (60-meter-wide road) which connects it to HUDA City Centre Metro Station on west, to NH 48 on north and east and to Sohna Road on south. NH 48 is a major arterial road that connects Gurugram to other cities of NCR. Further, completion of Sohna Elevated Corridor or Sohna Gurgaon road which is six-lane wide elevated corridor, has enhanced the overall connectivity and ease of traffic congestions in the area. Being located in Gurugram South micro market, Subject Property has access to good physical and social infrastructure.

G1 lies in close proximity to HUDA City Centre Metro Station which further enhances its accessibility from different parts of NCR. Moreover, the expansion of existing Delhi Metro Yellow line to Old Gurugram, which will be connecting HUDA City Centre Metro Station to Udyog Vihar via Subash Chowk (nearest landmark to Subject Property), Hero Honda Chowk, Old Gurugram and Palam Vihar Extension. Once operational, the said metro route will have 27 new stations is currently under construction.

The site layout map of the Subject Property is as follows:



(Map not to scale)

Site Boundaries

The site boundaries the Subject Property are as follows:

North: Netaji Subhash Marg (Primary 60-meter-wide access road)

East & South: Residential Group Housing Projects

West: Commercial Development

2.2 Accessibility

The Subject Property is well connected to major locations in the city as well as in the NCR via multiple modes of communication. The distances from major landmarks of NCR are as follows:

- Approximately 0.1 km from Sohna Road
- Approximately 02 km from NH 48 (Delhi Jaipur highway)
- Approximately 07 km from HUDA City Centre Metro Station
- Approximately 10 km from Gurugram Railway Station
- Approximately 12 km from DLF Cyber City
- Approximately 21 km from IGI Airport
- Approximately 33 km from Connaught Place

2.3 Ground Conditions

Based on visual inspection, there were no evidence of adverse ground conditions at the property or immediate vicinity.

2.4 Environmental Considerations

We have not carried out any investigations or tests, nor have we been supplied with any information from the Client or any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject property or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster, the location of the Subject Property with respect to risks pertaining to earthquakes, and flooding was studied basis the data that has been published on various government websites. Source for the same has been annexed in annexure 9. Gurugram, where the Subject Property/(ies) are located, falls in Seismic Zone IV with a high damage risk. The city also faces a high risk in terms of heatwaves. The terrain is generally flat with a few isolated hillocks in the northeastern part. As per the Flood Affected Area Atlas of India 2023, Gurugram has not been affected by floods. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it to any induced disaster.

2.5 Town Planning and Statutory Considerations

We have not made formal search but have generally relied on readily available information to general public. Our Report is on current use/ current state basis of the Subject Property, and we have not considered any Government proposals for road widening or compulsory purchase/ acquisition, or any other statute in force that might affect the Subject Property.

3 Subject Property - Asset Description

G1 is an IT/ITeS SEZ business park with 12 completed and under construction buildings along with future development area. The listing of buildings under each component is as follows:

- The G1 acquisition was a related party transactions and the Gross acquisition price/Purchase price of G1 was Rs. 47.25 Billion.

Completed buildings with Occupancy Certificate (OC) received - Tower 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, Amenity Block 1 & 2

Future development - The future development has leasable area of 103,884 sq. ft., which is indicative and is subject to change once the internal business plans are in place or the construction is completed.

The tower wise break up for the Subject Property is mentioned in the table below:

Particulars	Leasable Area (sq. ft.)	Status	Expected Completion Date
Tower 1	344,364	Completed	NA
Tower 2	381,349	Completed	NA
Tower 3	338,068	Completed	NA
Tower 4	369,675	Completed	NA
Tower 5	411,187	Completed	NA
Tower 6	310,758	Completed	NA
Tower 7	364,923	Completed	NA
Tower 8	781,588	Completed	NA
Tower 9	331,573	Completed	NA
Tower 5A (SEZ & Customs Office)	40,965	Completed	NA
Amenity Block 1	70,169	Completed	NA
Amenity Block 2	27,997	Completed	NA
Tower 11	103,884	Future Development	Q2 FY 2033-34
Total/WA	**3,876,500**		

Source: Architect's Certificate (Dated: 27th October 2025), Rent Roll as at 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information

3.1 Key Asset Information

Completed Buildings with Occupancy Certificates (OC) received

Particulars	Details
Entity:	Candor Gurgaon One Realty Projects Private Limited
Interest owned by REIT (%):	Subject Property is wholly owned by Candor Gurgaon One Realty Projects Private Limited which is 50% owned and controlled by the Brookfield India REIT (refer clause 1.4 and for ownership structure refer Annexure 2).
Asset Type:	Approved IT/ITeS SEZ
Sub-Market:	Gurugram South
Approved and Existing Usage:	IT/ITeS SEZ
Land Area (acres):	~25.187
Freehold/Leasehold:	Freehold Land
Leasable Area:	3,772,616 sq. ft.
Occupied Area:	3,168,062 sq. ft.
Committed Occupancy (%) *	84.0%
Current Effective Rent (excluding parking)	INR 82 per sq. ft. per month (for Office)
Current Effective Rent (excluding parking)	INR 81 per sq. ft. per month (including Office, Retail and telecom tenants only)
Number of Tenants	24 (office)**

Source: Architect's Certificate (Dated: 27th October 2025), Rent Roll as at 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information
Refer company structure set out in Annexure 2
**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area*
***Evalueserve's (Group Companies) includes Evalueserve SEZ (Gurgaon) Private Limited and Evalueserve.com Private limited. and AON 's (Group Companies) includes AON Consulting Pvt. Ltd. And AON India Insurance Brokers Pvt. Ltd.*

Future Development

Particulars	Details
Interest owned by REIT (%):	Subject Property is wholly owned by Candor Gurgaon One Realty Projects Private Limited, which is 50% owned and controlled by the Brookfield India REIT (refer clause 1.4 and for ownership structure refer Annexure 2).
Expected completion date of construction:	Q2 FY 2033-34
Asset type:	Approved IT/ITeS SEZ
Sub-market:	Gurugram South
Approved Usage:	IT/ITeS SEZ
Leasable Area:	103,884 sq. ft.
Status of construction:	Future Development
Approvals received and pending:	No approvals have been obtained as on date of valuation

Source: Architect's Certificate (Dated: 27th October 2025), and Client Information

3.2 Subject Property Inspection

Date of Inspection:	The Subject Property comprising 12 operational buildings along with one future development areas was physically inspected on 28th February 2025.
Inspection Details:	The inspection comprised of visual inspection of: a. Operational buildings b. Visits to their key utility areas such as LT electric room, DG Room, Pump room, HVAC installations, power back up, STP, etc, and c. Area provisioned for Future development.

Key Observations:

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

- **Completed/ Operational Building:**

  The operational buildings in the campus are Tower 1, 2, 3, 4, 5, 6, 7, 8, 9, 5A, two amenity blocks (Block 1 & 2), with OC received collectively admeasure 3,772,616 sq. ft.# of leasable area.

  The operational buildings comprise;

  a. Office: 10 office towers namely 1, 2, 3, 4, 5, 6, 7, 8, 9 and 5A having leasable area of 3,674,450 sq. ft. The office towers are occupied by multiple tenants. Major tenants in these towers are Capgemini, Wipro, Fidelity, Cognizant etc.

  b. Amenity Block: Two amenity blocks: Block 1 & 2 having total leasable area of 98,166 sq. ft. It constitutes retail area catering all basic requirements of occupiers viz. F&B (in the form of multi-cuisine food courts and in-house kitchens), bank ATM, creche, sports arena, wellness centre, etc. Major tenants in these blocks are JRD (Food Boulevard), Maira Fitness, PNR.

- **Future development:**

  The Future Development with leasable area of 103,884 sq. ft. is expected to be completed by Q2 - FY 2033-34.

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.

Certifications

- G1 has certification of IGBC Platinum Rating for sustainability in addition to the BEE 5-star rating for energy efficiency and group wide ISO Certification for Quality, Environment, Occupational Health & Safety and Energy management, namely ISO 9001, ISO 14001, ISO 45001 and ISO 50001

Parking

- The large parking requirement is catered by multilevel basements and open area parking slots contributing to 5,780 (including future developments) parking spaces.

Other Observations

- The Subject Property has two entry and two exit points which are managed according to the campus traffic circulation plan.
- Apart from regular upgradation activities, the Subject Property has witnessed a major revamp (both inside and outside the campus) leading to overall improved aesthetics.
- The visual inspection of the buildings and the future development area did not reveal any cause of concern with no visible signs of any disrepair or ill maintenance.
- The utility areas also appeared well maintained, visually.
- No instances of any major logging or water accumulation were observed during the inspection.

*Source: Architect's Certificate (Dated: 27th October 2025), *Rent Roll as at 30th September 2025*

Note:

a. 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 are based completely on visual survey.

b. The increase in leasable area is due to change in efficiency.

3.3 Investigation and nature and source of information

The Valuer undertook physical visits 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 its maintenance/upkeep.

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 Cushman and Wakefield who were appointed by the Client to undertake market research and portfolio analysis of the Property part of the REIT.

The Valuer relied on the following information and documents shared by the Client with respect to the Subject Property:

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

Architect's Certificate (Dated: 27th October 2025), mentioning site areas and property areas

Relevant approval documents from competent authorities regarding occupancy, operations and fire safety with respect to specific buildings in the Subject Property

Lease agreements and commercial clauses thereof for major tenants on a sample basis

Masterplan/ Development plan applicable in the jurisdiction of the Subject Property

Management representation regarding the following:

- Major repairs undertaken and proposed in the Subject Property (*please refer Annexure 8*)
- Statement of Assets
- Revenue pendency, if any

Options or rights of pre-emption and any other encumbrances concerning or affecting the property.

3.4 Tenant Profile

As of 30th September 2025, the Subject Property's top 10 tenants occupying space in the Subject Property, account for ~76% of leased area and ~75% of the gross rental income (including office and retail tenants).

Rank	Top 10 Tenant according to Leased Area	Leased Area (sq. ft.)
1	Capgemini	560,546
2	Fidelity	331,473
3	Wipro*	298,738
4	Cognizant	255,090
5	Evalueserve	223,774
6	Midland Credit Management	221,794
7	Teleperformance	162,116
8	R1 RCM	135,441
9	NTT Data	113,858
10	Xceedance	95,973
	Total	**2,398,803**

Source: Rent Roll as at 30th September 2025 and Client Information

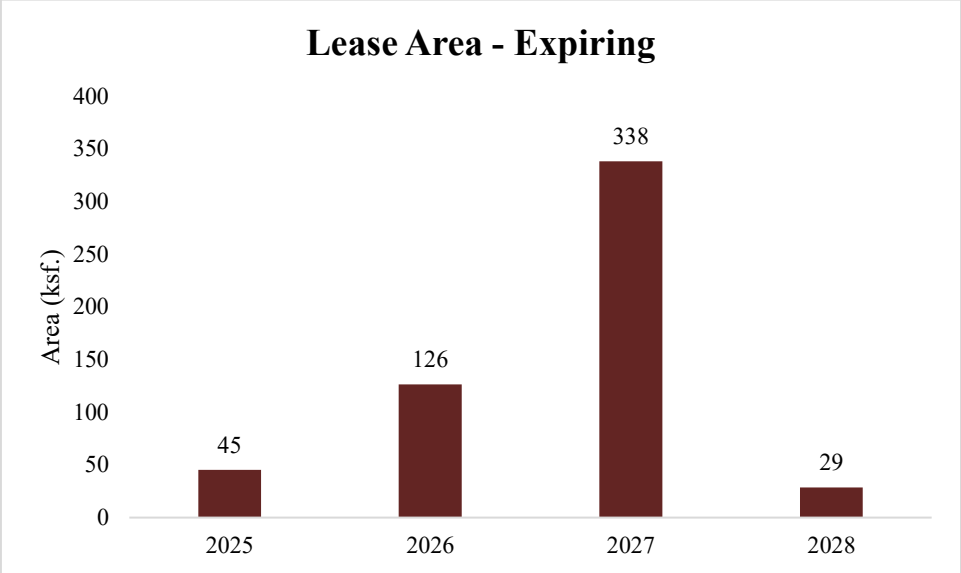
Rank	Top 10 Tenants according to Gross Rentals	Share of Gross Rentals
1	Capgemini	16%
2	Fidelity	10%
3	Cognizant	8%
4	Wipro*	8%
5	Evalueserve	8%
6	Midland Credit Management	8%
7	R1 RCM	5%
8	Teleperformance	5%
9	NTT Data	4%
10	Xceedance	3%
	Total	75%

Source: Rent Roll as at 30th September 2025 and Client Information

** Evalueserve's (Group Companies) includes Evalueserve SEZ (Gurgaon) Private Limited and Evalueserve.com Private limited.*

3.5 Lease Expiry Profile

The Weighted Average Lease Expiry (WALE) of the property is 6.4 years, with ~17% of occupied area expiring between 2025 and 2028 as shown in the chart below (including office, retail and telecom tenants).



Source: Rent Roll as at 30th September 2025 and Client Information

Notes:

1. *The chart is prepared on the basis of Calendar Year.*
2. *The time-period for 2025 is considered from 1st October 2025 till 31st December 2025.*

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4 Valuation Approach & Methodology

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 property under review.

As the first step to the valuation of the asset, the rent roll and lease deeds were reviewed to identify tenancy characteristics for the asset.

Property Documents and other related documents as mentioned in earlier sections of the report were reviewed for validation of area details, ownership interests of the Subject Property.

Physical site inspections were undertaken to assess the current status of the Subject Property.

4.2 Micro-market Review:

For the purpose of the valuation exercise, reliance has been placed on the market report prepared by the Cushman and Wakefield (C&WI), who 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

1. 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 Property 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 Cushman and Wakefield and readily available information in 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 completed 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 releasing).

4.3 Cash Flow Projections:

1. Subject property is a completed building. The cash flows has been projected as mentioned below to arrive at the value estimate.
2. Net operating income (NOI) has primarily been used to arrive at the value of the Subject Property. The following steps were undertaken to arrive at the value. The projected future cash flows from the 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 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:

   Step 1: Projecting the rental income as per the existing lease terms for a cashflow period of 10 years.

   Step 2: Generating a market led rental income stream for identified tenancies for the time period similar to the cash flows drawn in the aforementioned step.

   Step 3: 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).
3. Recurring operational expenses, and vacancy provision 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.
4. The net income on quarterly basis have been projected over the next 10 years and the one year forward NOI (for 11th year) as of end of year 10 has been capitalized to assess the terminal value of the development. The quarterly net cash flows over the next 10 years along with the terminal value estimated at the end of year 10 have been discounted at a suitable discount rate to arrive at the net present value of the cash flows accruing to the Subject Property through this approach.

4.4 Information Sources:

Property related information relied upon for the valuation exercise have been provided to the Valuer by the Client and the market data has been provided by Cushman and Wakefield, unless otherwise mentioned. 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 only to ensure its correctness.

5 Assumptions considered in Valuation (DCF Method)

The following assumptions have been made to arrive at the market value of the Subject Property as on 30th September 2025:

Cashflow Period	Unit	Details
Valuation Date	Date	30-Sep-25
Cashflow Period	Years	10
Cashflow Exit Period	End Date	30-Sep-35

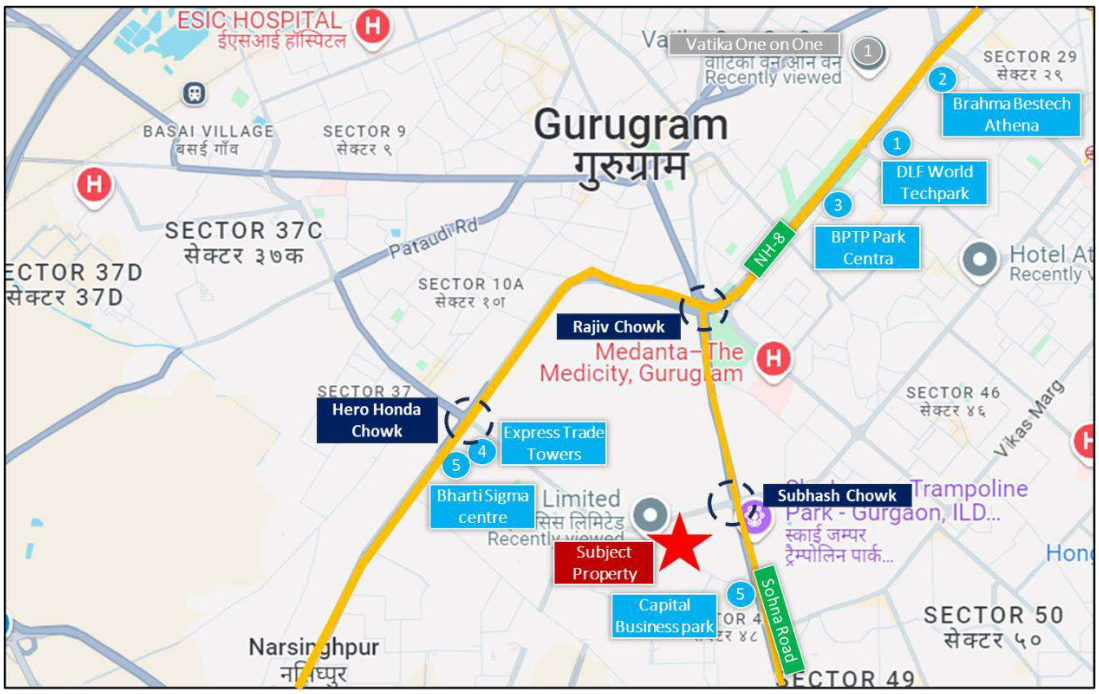
Property Details

Property Details	Unit	Details
Total Leasable Area	Sq. ft.	3,772,616
Area Leased	Sq. ft.	3,168,062
Committed Occupancy*	%	83.98%
Vacant Area	Sq. ft.	604,554
Vacancy	%	16.02%
Stabilized Vacancy	%	2.5%
Further Leasing (Refer Note)	Sq. ft.	510,239
Existing Lease Rollovers	%	100%
Rent Free Period- Existing Leases (First Year)	Months	1
Rent Free Period- New Leases	Months	4
Total Parking Slots	#	5780
Estimated Leasing Period	# of quarters	8

*Source: Architect's Certificate (Dated: 27th October 2025), *Rent Roll as at 30th September 2025*
Note: Further Leasing and Estimated Leasing Period relate to the existing Vacant Area.
**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable Area*

- **Rent-free period:** In accordance with market benchmarks for Grade A properties, rent-free period of one month has been considered for existing lease rollovers and four months for new leases.
- **Future absorption:**
  - Over 2022 – 9M CY 2025, the Gurugram South micro market has witnessed an average annual net absorption of approximately 0.50 msf.
  - Going forward, the micro market is expected to have an average annual demand of approximately 0.65 msf. per annum till CY 2027E.
  - As per the information provided by the client approximately 5,42,669 sq. ft of area is converted as Non SEZ as on the date of valuation. Further 2,30,557 sq. ft of area is planned for conversion. This conversion will help in future absorption of the vacant area. Also, as per the information provided by the Client, currently approx. 0.06 msf of future lease pipeline is at various stages of discussion.
  - Considering the above, it would be reasonable to believe that the Subject Property shall be able to lease up ~0.51 msf within 8 quarters from January 2026 after incorporating a 2.5% stabilised vacancy which is a standard for Grade A office properties in the market.

Subject Property and Relevant Existing/Upcoming Supply in the Gurugram South Micro Market



Source: Cushman and Wakefield Research
Note: Blue boxes signify existing supply and grey box signifies upcoming supply.

Revenue Assumptions

Revenue Assumptions	Unit	Details
Achievable Market Rent- Office (Base)	Per sq. ft. per month	INR 84.00
Achievable Market Rent- Office (Base) (Non-SEZ area)	Per sq. ft. per month	INR 88.25
Achievable Market Rent- Retail (Base)	Per sq. ft. per month	INR 96.00
Achievable Market Rent - Office (including Parking)	Per sq. ft. per month	INR 88.00
Achievable Market Rent - Office (including Parking) (Non-SEZ area)	Per sq. ft. per month	INR 92.00
Achievable Market Rent - Retail (including Parking)	Per sq. ft. per month	INR 100.00
Rental Growth Rate (for FY'27 onwards)	% p.a.	5.0%
O&M Markup Growth Rate (including Sinking Fund) (for FY'27 onwards)	% p.a.	4.0%
O&M Markup Growth Rate (MIOP Margin*)	% p.a.	5.0%
Normal Market Lease Tenure	# of years	9
Normal Market Escalation at end	# of years	3
Market Escalation at the end of Escalation period	%	15%
O&M Markup for future leases	Per sq. ft. per month	INR 7.40

*Note: *MIOP (Mountainstar India Office Park) provides project management services to the properties of Brookfield India REIT which include services pertaining to construction, operations, procurement, accounting, legal and compliance services.*

- **Market rent - office:**
  - 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)
  - In FY 2026, approximately 0.15 msf was leased in the adjusted efficiency rental range of INR 90-92 per sq. ft. per month (including parking). Some of the office leases signed for FY 2026 are given below:

Lease Transactions for FY' 2026

Tenants	Year	SEZ / Non SEZ	Area (sq. ft)	Rent (INR per sq. ft) (Including Parking)*
IT Company	2026	SEZ	32,823	92
Professional Services	2026	Non SEZ	28,935	90
IT Company	2026	Non SEZ	39,165	90
IT Company	2026	Non SEZ	25,292	90
IT Company	2026	Non SEZ	25,292	90

Source: Rent roll as at 30th September 2025 and Client Information

The leases have taken place at lower efficiency therefore rental has been adjusted to asset level efficiency which is 75%.

  - Considering the location, accessibility, quality, size of the building, and the recent transaction that has taken place in the Subject Property, it can reasonably be assumed that the Subject Property shall be able to command a monthly rental of INR 88 per sq. ft. per month (including parking charges) i.e. an increase INR 2 per sq. ft. per month from previous assumption of INR 86 per sq. ft. per month (including parking charges). While for Non-SEZ Area the subject property shall be able to command a monthly rental of INR 92.00 per sq. ft. per month (including parking charges) i.e. an increase INR 2.00 per sq. ft. per month from previous assumption of INR 90 per sq. ft. per month (including parking charges).

- **Market rent growth rate:** Considering the balanced absorption and future supply profile in the competitive REIT micro-market, we expect annual growth in achievable market rentals to be in the range

of 5-6% in the medium to long term. Hence, we have considered an annual rental growth of 5.0% during FY'27 onwards.

- **Other income:** We have been provided with other income for Visitor Car Park, Signage, ATM, Telecom Tower, Kiosk, Event, Vending Machine, service connection and other charges and miscellaneous income. We have considered an annual growth of 5% on other income.
- **O&M Mark-up:** O&M revenues and expenses were shared by the client. O&M Mark-up constitutes two components, namely, O&M Mark-up including sinking fund and MIOP Mark-up. Since O&M revenues include sinking fund which is being charged at a constant rate without any growth assumed on it; the growth rate for O&M Mark-up has been suitably adjusted to normalise it over the future tenure. The O&M Mark-up for the Subject Property for FY'26 ranges from INR 6-11 per sq. ft. per month.
- **Efficiency:** In order to normalise the efficiency at which the leases have happened in the Subject property, we have decreased the efficiency of the existing leases to 75% where it was more than 75%, when the area gets re-leased on expiry.
- **MIOP:** The total MIOP expense for the period between 1st October 2025 – 31st Dec 2033 for G1 is considered to be INR 458 Million and escalated at 8% annually for subsequent years. Thus, the MIOP expense for the period, the tenants are charged INR 3.84 - 8.96 per sq. ft. per month, based on their tenancy type on account of MIOP expense plus Mark-up. For the purpose of valuation, as per the understanding given to us by the client, we understand that G1 will be entitled to receive MIOP income and corresponding cost, hence cash flow from MIOP will be included in the valuation. The same has been reflected in our valuation.

- **Projected NOI Growth:**

  Considering the above-discussed assumptions on rental growth, market trends, supply-demand conditions, and macroeconomic factors, the projected Net Operating Income (NOI) growth for the assets has been arrived at as detailed below:

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	3,671	4,243	4,617	4,783	5,243	5,680	5,857	6,187	6,540	6,714	7,197
Growth		16%	9%	4%	10%	8%	3%	6%	6%	3%	7%

Operating Cost Assumptions

Cost Assumptions	Unit	Details
Brokerage cost (Renewal/Release)	Month Rent	1 Month Rent
Brokerage cost (New Lease)	Month Rent	2 Month Rent
Other Costs for vacant area for the property owner	Per sq. ft./month	INR 8.22
Property Tax	Per sq. ft./month	INR 0.13
Cost Escalation	% p.a.	5.0%
Transaction Cost on sale	% of Terminal Value	1.0%
Maintenance Capex as % of Revenue (Base Rent + Parking)	%	2.0%

Please note that there is a general development expenditure of INR 430 million to be incurred on the Subject Property

- **Brokerage:** In accordance with the market benchmarks for Grade A properties, we have assumed brokerage expense amounting to two months for new leases and one month for existing lease rollovers.
- **Property Tax:** Property tax has been provided for FY'26 and the same has been projected to increase at 5% per annum from FY'27 onwards. Insurance cost forms a part of O&M cost and has been adjusted against the O&M Margin.
- **Transaction cost** has been assumed at 1% of the terminal value and is expected to be incurred towards brokerage, transaction fees, etc
- The cost escalation/inflation assumption of 5.0% per annum has been determined based on similar portfolios and which further corroborates with general consumer inflation trends observed in the Indian economy. This rate reflects average taken for historical inflation data for past 10 years from 2015 to 2024. Below is a table presenting the consumer inflation rate across various years:

Year	Inflation (%)
2015	4.91%
2016	4.95%
2017	3.33%
2018	3.94%
2019	3.73%
2020	6.62%
2021	5.13%
2022	6.70%
2023	5.65%
2024	4.95%

Source: Worldbank.org

Discount Rate & Capitalisation rate assumptions

- **Capitalization Rate:**

Capitalization rate ("Cap rate") is a real estate industry metric referring to the ratio of the Net Operating Income (NOI) arising rental income to their gross asset value, indicating the expected income yield of the investor from concerned property. It reflects the expectation of the investor on stability of rental income driven by the asset quality, tenant profile, market demand-supply dynamics and macro-economic expectations on prevailing risk free/ low risk interest rates.

The capitalization rate adopted for valuing various assets has been based on factors such as:

- Relevant parameters of some key investments in comparable properties of similar quality, use, tenant profile made by institutional real estate investors were perused. Further, considering that these investments have been made through institutional player, the cap rate for the Subject Property was suitably adjusted.

  The selected comparable investments consist of investment-grade A properties with a similar tenant profile, commercial usage backed by institutional investors. These properties primarily include large office parks, aligning closely with the characteristics of the REIT properties. Considering these criteria, following comparable transactions have been analyzed to derive the capitalization rate:

Name of Seller	Name of Buyer	Location	City	Name of Building	Type of Building	Year of Transaction	Area (sq. ft.)	Deal Size (INR mn)	Capitalization Rate
Shapoorji Pallonji-Allianz	GIC	Gachibowli	Hyderabad	Waverock 2.1	Commercial	2024	22,84,918	21,500	~8%
MFAR Developers	Edelweiss Alternatives	Outer Ring Road	Bangalore	Embassy Manyata Tech Park	Commercial	2024	11,00,000	15,000	~8%
Kalyani Developers	Tablespace Technologies	Whitefield	Bangalore	Kalyani Camellia	Commercial	2024	5,00,000	5,000	~8%
Bhartiya Group	GIC	Hebbal	Bangalore	Bhartiya City	Commercial	2023	30,00,000	28,000	~8%
Brookfield Asset Management	GIC & Brookfield REIT	Powai	Mumbai	9 Grade A Properties in Downtown Powai	Commercial	2023	27,00,000	65,000	~8%
Brookfield Properties	Brookfield REIT & GIC	Gurugram	NCR	Candor Techspace G1	Commercial	2023	37,98,366	47,250	~8%
Salarpuria Sattva	Continental Automotive	Electronic city	Bangalore	South Gate	Commercial	2022	8,50,885	7,516	8.32%
TRIL Properties	CPPIB	Suburban South	Chennai	TRIL Info Park	Commercial	2022	46,67,000	63,000	~7.6% - 7.7%
Embassy Property Developments Pvt. Ltd.	Embassy Office Parks REIT	ORR, Bangalore	Bangalore	Embassy Tech Village	Commercial	2020	91,00,000	97,824	7.50%

- *Source: Secondary Market Research*
- *Note: The above information is based on information published in public domain and discussions with various market players.*

Based on these considerations, an exit capitalisation rate ranging between 7.5% and 8.5% has been adopted, with the lower end of the range applied to assets demonstrating superior performance and fundamentals within the portfolio. Thus we have considered the cap rate as 8% for the valuation of Candor Techspace G1.

- **Discount Rate**

  The discount rate applied to the available cash flows reflects the opportunity cost to all the capital providers, namely shareholders (Cost of Equity) and creditors (Cost of Debt), weighted by the relative contribution to the total capital of the company (WACC). The opportunity cost to the capital provider equals the rate of return the capital provider expects to earn on other investments of equivalent risk.

  - **Cost of Debt**

    The cost of debt is the return that a company provides to its debtholders and creditors. These capital providers need to be compensated for any risk exposure that comes with lending to a company. The cost of debt for real estate assets is often influenced by the stage of development of the asset. The mature and income-generating assets are considered less risky, leading to lower interest rates. In this context, the cost of debt for Brookfield India REIT properties is benchmarked to the interest rates observed in REITs, as all bear similar characteristics in terms of type and development status of properties. Since a major portion of REITs' portfolios consists of completed, income-generating assets, the cost of debt aligns more closely with the Lease Rent Discounting (LRD) rate.

    This approach ensures that the cost of debt is aligned with the risk profile of the property and current market conditions,

    Please find below Cost of Debt for Comparable REIT.

Entity Name	Cost of Debt
Brookfield (June 2025)	8.10%
Embassy (June 2025)	7.55%
Knowledge Realty Trust (June 2025)	8.99%
Mindspace (June 2025)	7.84%

Source: Analyst Presentation for respective REIT

    The cost of debt for September 2025 valuation has been taken at 8.4 % basis the range of cost of debt for the REITs as mentioned in the above table.

  - **Cost of Equity**

    We have considered the cost of equity at 14.50% as per the market return expectations of various investors for commercial office. Apart from that we have also benchmarked CAPM model and inputs of same is detailed out as under

    - We have considered risk free rate of 6.97% based on average 10-year treasury bond yield.
    - For calculation of beta, we have benchmarked industry (Nifty Realty Index). We have considered average 5-year Beta of Nifty Realty index with respect to Nifty 50.
    - We have considered market risk premium of 4.53% based on the returns of broad-based BSE 500 stock index for the past 10 to 15 years.

  - **Debt-Equity Ratio (weightage of WACC)**

    As discussed earlier, the cost of debt has been derived based on prevailing LRD rates, while the cost of equity has been calibrated to account for both asset-specific and market-specific factors, reflecting investor expectations from an operational Grade A office spaces. Additionally, the debt-to-equity mix has been determined considering the typical LRD tenures and the extent to which debt financing contributes to the overall asset value.

It may be noted basis management representation that the current debt equity structure of Brookfield India REIT is 30:70. However, SEBI REIT Regulations states that the maximum permissible limit for debt is 49%. Hence, we have considered the debt and equity mix of 45% and 55% which lies well within the limit specified as per the SEBI REIT Regulations and is also accepted by the market participants.

Derivation of WACC

Based on above, the following WACC rate has been assumed for completed commercial assets part of the Brookfield India REIT:

	Cost	Weightage	
Cost of Debt	**8.4%**	**45.0%**	**~11.75%**
Cost of Equity	**14.5%**	**55.0%**	

Note: As per management representation planned debt equity structure for Brookfield India REIT is 45:55.

Future Development: Tower 11

Please note that all assumptions mentioned above under the "Completed Property" section holds true for "Future development" buildings. The exceptions if any are as elaborated below:

Property Details

Property Details	Unit	Future Development
Total Leasable Area	Sq. ft.	103,884
Stabilized Vacancy	%	2.5%
Existing Lease Rollovers	%	100%
Rent Free Period - New Leases	Months	4
Estimated Leasing Period	# of quarters	4

Construction Related Assumptions

Construction Related Assumptions	Units	Future Development
Start Date of Construction	MMM-YY	October -32
End Date of Construction	MMM-YY	September - 33
Total Construction Cost	INR Million	493
Construction Cost Incurred till Date	INR Million	-
Construction Cost to be Incurred	INR Million	493

**Expected date of receiving occupancy certificate as per the management representation.*

Notes:

1. *Total Construction Cost includes cost of development of the common areas in the Subject Property.*
2. *The assumptions on cost to be incurred for future developments as well as for under construction projects are based on inputs provided from the client while applying independent professional judgement by the valuer.*
3. *Total Construction Cost includes cost of development of the common areas in the Subject Property.*

Revenue Assumptions

Revenue Assumptions	Unit	Details
Achievable Market Rent- Office (Base)	Per sq. ft. per month	INR 84.00
Achievable Market Rent - Office (including Parking)	Per sq. ft. per month	INR 88.00
Rental Growth Rate (for FY'27 onwards)	% p.a.	5.0%
O&M Markup Growth Rate (including Sinking Fund) (for FY'27 onwards)	% p.a.	4.0%
O&M Markup Growth Rate (MIOP Margin) * (for FY'27 onwards)	% p.a.	5.0%
Normal Market Lease Tenure	# of years	9
Normal Market Escalation at end	# of years	3
Market Escalation at the end of Escalation period	%	15%
O&M Markup for future leases	Per sq. ft. per month	INR 7.40

*Note: *MIOP (Candor India Office Park) provides project management services to the Subject Property of Brookfield India REIT which include services pertaining to construction, operations, procurement, accounting, legal and compliance services.*

- The cost escalation/inflation assumption of 5.0% per annum has been determined based on similar portfolios and which further corroborates with general consumer inflation trends observed in the Indian economy. This rate reflects average taken for historical inflation data for past 10 years from 2015 to 2024. Below is a table presenting the consumer inflation rate across various years:

Year	Inflation (%)
2015	4.91%
2016	4.95%
2017	3.33%
2018	3.94%
2019	3.73%
2020	6.62%
2021	5.13%
2022	6.70%
2023	5.65%
2024	4.95%

Source: Worldbank.org

Capitalization Rate and Discount Rate

- With reference to the explanation in completed property section, the cap rate for the Subject Property has been assumed to be 8 % in line with the available market information applied on the one year forward NOI in the terminal year.
- Cost of debt for under construction properties is considered based on prevailing construction finance rates at 10%.
- Additionally, the proportion of debt and equity has been derived considering the leverage extended for construction of Grade A office developments based on industry benchmarks and feedback received from financial institutions.
- Higher discount rate of 13% is assumed for the properties which are under-construction and/or at land stage.

6 Market Value

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property (Completed and Future Development) comprising land and improvements thereon, as explained above, on the below mentioned dates, is as follows:

Component	Market Value as on	In Figures[2]	In Words
Completed Building	30th September 2025	INR 58,336 Million	Indian Rupees Fifty-Eight Billion Three Hundred and Thirty-Six Million Only
Future Development	30th September 2025	INR 553 Million	Indian Rupees Five Hundred and Fifty-Three Million Only

Note : Brookfield India REIT holds 50% share in Candor Techspace G1 excluding MIOP and for MIOP Brookfield India REIT holds 100% share.

Market Value Progression

Component	Market Value (INR Mn) as on	
	30th September 2023	30th September 2024
Completed Buildings	INR 49,751 Million	INR 51,582 Million
Future Developments	INR 578 Million	INR 547 Million
	31st March 2024	31st March 2025
Completed Buildings	INR 49,544 Million	INR 55,459 Million
Future Developments	INR 577 Million	INR 526 Million

Ready Reckoner Rate

Component	Rate
Built up area	INR 7,500 /- Per Sq. ft.
Land area	INR 1,98,000 per sq. yard.

For reference, please refer Annexure 7

[2] inclusive of fair value of INR 2,912 Million pertaining to property management company (MIOP) which is wholly owned by REIT.

I, L. Anuradha, the Valuer for the Subject Property, hereby declare that:

• I am fully competent to undertake the valuation,

• I am independent and have prepared the report on a fair and unbiased basis, and

• I have valued the properties based on the valuation standards as specified under sub-regulation 10 of regulation 21 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014

Prepared by



(L. Anuradha)
IBBI/RV/02/2022/14979

D ANNEXURES

Annexure 1: Cash Flows

Completed Buildings: with Occupancy Certificate (OC) received (Tower 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and Amenity Block 1 & 2)

Particulars	Unit	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35	30-Sep-36
OPERATING INCOME												
Lease Rentals (including Parking Income)	INR Million	3,221	3,698	4,003	4,158	4,565	4,927	5,096	5,388	5,686	5,846	6,326
O&M Markup	INR Million	292	338	364	379	397	415	432	451	471	486	499
her Income (Telecom, Promotional, Visitor Parking & Misc. Activities)	INR Million	31	32	34	35	37	39	41	43	45	47	50
Total Income	**INR Million**	**3,543**	**4,068**	**4,401**	**4,573**	**5,000**	**5,381**	**5,569**	**5,882**	**6,203**	**6,380**	**6,874**
Total Income from occupancy	**INR Million**	**3,543**	**4,068**	**4,401**	**4,573**	**5,000**	**5,381**	**5,569**	**5,882**	**6,203**	**6,380**	**6,874**
OPERATING COSTS												
CAM Cost for Vacant Areas	INR Million	(44)	(13)	-	-	-	-	-	-	-	-	-
Property Taxes	INR Million	(6)	(7)	(7)	(7)	(8)	(8)	(9)	(9)	(9)	(10)	(10)
Total Operating Costs	**INR Million**	**(50)**	**(20)**	**(7)**	**(7)**	**(8)**	**(8)**	**(9)**	**(9)**	**(9)**	**(10)**	**(10)**
Net Operating Income	**INR Million**	**3,493**	**4,048**	**4,394**	**4,565**	**4,992**	**5,373**	**5,561**	**5,873**	**6,193**	**6,370**	**6,864**
Terminal Value	**INR Million**	-	-	-	-	-	-	-	-	-	85,801	
Transaction Cost	**INR Million**	-	-	-	-	-	-	-	-	-	(858)	
Fit Out Income	INR Million	36	39	40	41	45	21	8	-	-	-	
Total Net Income	**INR Million**	**3,528**	**4,088**	**4,435**	**4,606**	**5,037**	**5,394**	**5,569**	**5,873**	**6,193**	**91,312**	
Maintenance Capex	INR Million	(64)	(74)	(80)	(83)	(91)	(99)	(102)	(108)	(114)	(117)	
Brokerage Expenses	INR Million	(68)	(84)	(16)	-	(89)	(26)	(31)	(41)	(44)	(103)	
Total Construction Costs	INR Million	(326)	(100)	(3)	-	-	-	-	-	-	-	
Net Cashflows	**INR Million**	**3,070**	**3,829**	**4,335**	**4,523**	**4,857**	**5,269**	**5,436**	**5,724**	**6,035**	**91,092**	

Note: We have arrived at the valuation using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Completed Buildings MIOP Calculation: with Occupancy Certificate (OC) received (Tower 1, 2, 3, 4, 5, 6, 7, 9, 10 and Amenity Block 1 & 2)

Particulars	Unit	1	2	3	4	5	6	7	8	9	10	11
MIOP Income	INR Million	226	264	287	301	316	332	348	366	384	403	423
MIOP Expenses	INR Million	(40)	(45)	(48)	(52)	(56)	(61)	(66)	(71)	(77)	(83)	(90)
Net Cashflow	INR Million	186	219	238	249	260	271	283	295	307	4,493	334
Terminal Cashflow	**INR Million**	186	219	238	249	260	271	283	295	307	320	334

MIOP income has been escalated 5% p.a. and MIOP expenses has been escalated 8% p.a.

Future Development: Tower 11

Particulars	Unit	0-Jan-00	0-Jan-00	1-Oct-25	1-Oct-26	1-Oct-27	1-Oct-28	1-Oct-29	1-Oct-30	1-Oct-31	1-Oct-32	1-Oct-33
OPERATING INCOME												
Lease Rentals (including Parking Income)	INR Million	-	-	-	-	-	-	-	-	50	159	162
O&M Markup	INR Million	-	-	-	-	-	-	-	-	8	13	14
Total Income from occupancy	**INR Million**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**58**	**172**	**176**
OPERATING COSTS												
CAM Cost for Vacant Areas	INR Million	-	-	-	-	-	-	-	-	(6)	-	-
Total Operating Costs	**INR Million**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**(6)**	**(0)**	**(0)**
Net Operating Income	**INR Million**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**52**	**172**	**176**
Terminal Value	**INR Million**	-	-	-	-	-	-	-	-	-	2,197	-
Transaction Cost	**INR Million**	-	-	-	-	-	-	-	-	-	(22)	-
Total Net Income	**INR Million**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**52**	**2,346**	
Maintenance Capex	INR Million	-	-	-	-	-	-	-	-	(1)	(3)	
Brokerage Expenses	INR Million	-	-	-	-	-	-	-	-	(27)	-	
Total Construction Costs	INR Million	-	-	-	-	-	-	-	(493)	-	-	
Net Cashflows	**INR Million**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**(493)**	**24**	**2,343**	

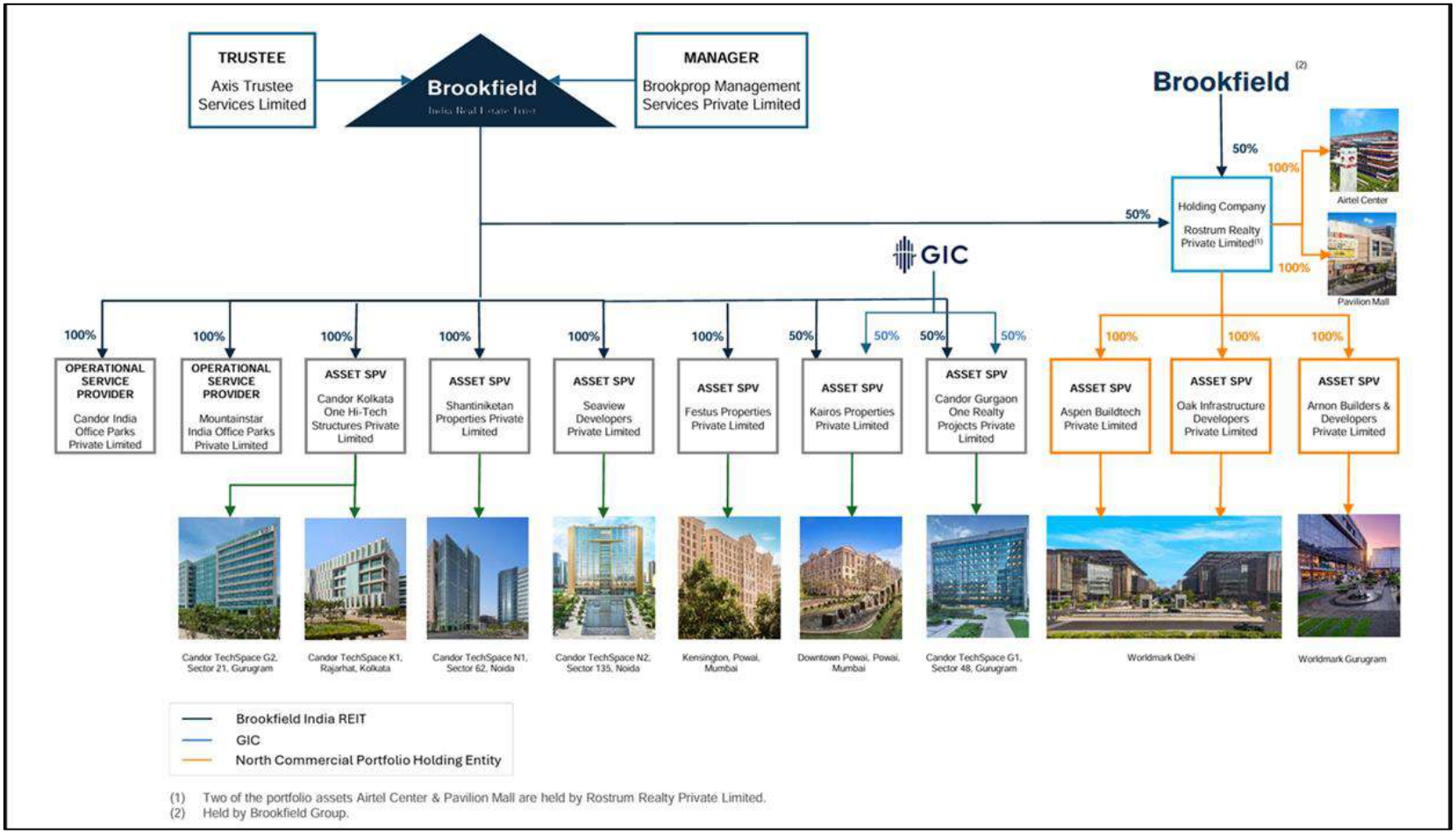
Note: We have arrived at the valuation using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Future Development MIOP 30 Years Cashflows: Tower 11

Particulars	Unit	1	2	3	4	5	6	7	8	9	10	11
MIOP Income	INR Million	226	264	287	301	316	332	348	366	384	403	423
MIOP Expenses	INR Million	(40)	(45)	(48)	(52)	(56)	(61)	(66)	(71)	(77)	(83)	(90)
Net Cashflow	INR Million	186	219	238	249	260	271	283	295	307	4,494	334
Terminal Cashflow	**INR Million**	186	219	238	249	260	271	283	295	307	320	334

Note: We have arrived at the valuation using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

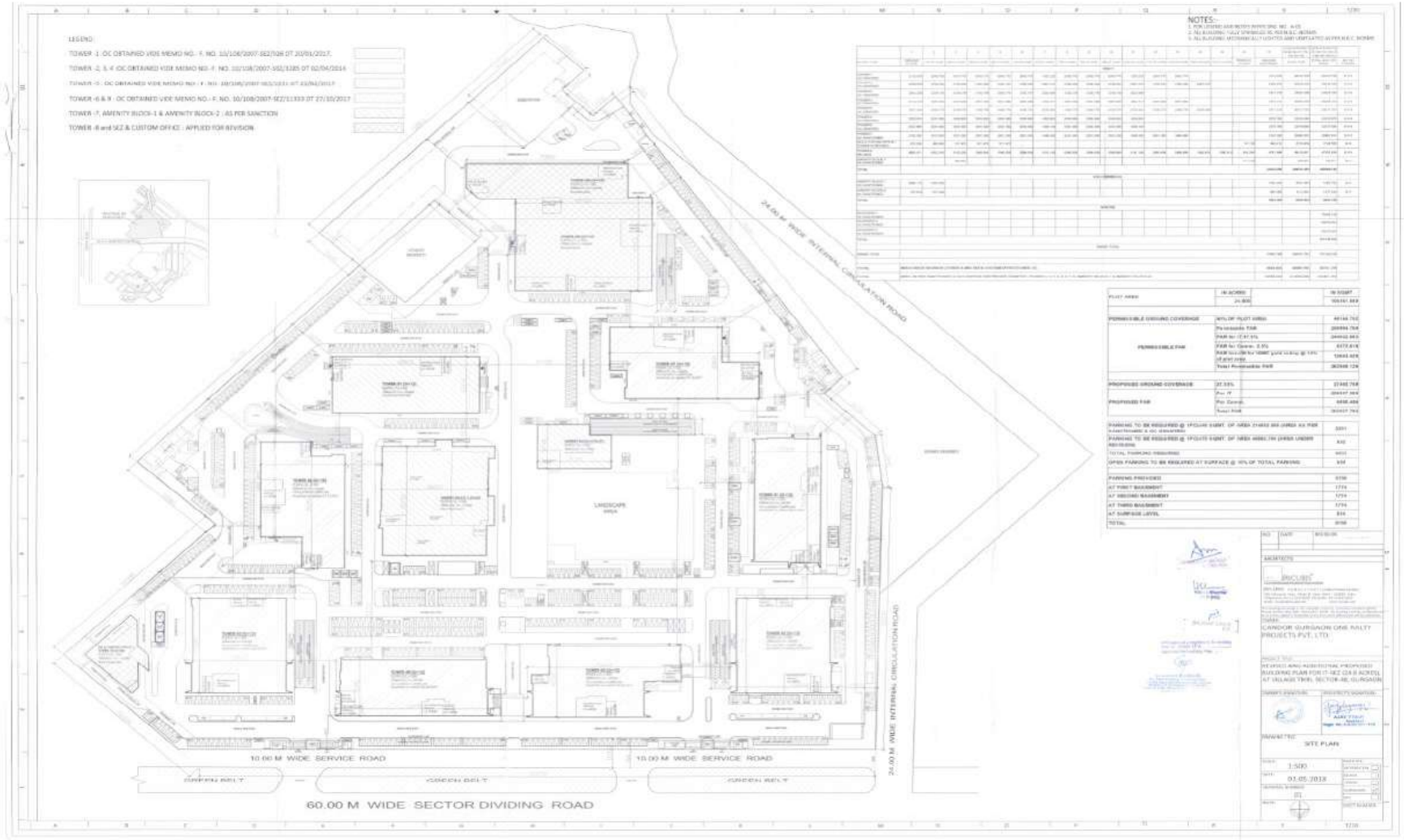
Annexure 2: Ownership Structure



Notes:

1. *By way of a scheme of amalgamation filed with the NCLT, Candor Gurgaon 2 has merged into Candor Kolkata. The NCLT has approved the scheme by way of its order dated 8 August 2019 and has approved the application for rectification of the aforesaid order by way of its order dated 14 November 2019. The scheme has been made effective from May 4 2020 with the approval of the BoA dated 5 March 2020 and ROC, Mumbai dated 4 May 2020s*

Annexure 3: Site Layout (Complete & Future Development)



Annexure 4: Property Photographs



External View of Subject Property



External View of Subject Property



External View of Subject Property



External View of Subject Property



External View of Subject Property



External View of Subject Property



External View of Subject Property



External View of Subject Property



External View of Subject Property



External View of Subject Property



External View of Subject Property



Internal View of Subject Property



Internal View of Subject Property



View of Basement of Subject Property

Annexure 5: Statement of Key assets

Building	No/Name	B1	B2	B3	B4	B5	B6	B7	B8 (UC)	B9
No of DG Capacity	KVA	(3X1500KVA+ 1x1010KVA)	(2x1010KVA+6x1500KVA)		(7x1500 KVA+1x1010KVA)		(3x 1500KVA)	(3x 2000 KVA)		(3x 1500KVA)
No of Transformer/Capacity	KVA	(2X1600KVA)	(2X2500KVA)	(3X1600KVA)	(2X1600KVA)	(3X2000KVA)	(2X1500KVA)	(4X2500KVA)		(2X1600KVA)
Chiller Rating	TR	(3 X 450 TR)	(5 X 450 TR)		(5 X 450 TR)		(3 X 400 TR)	(3 X 450 TR)		(3 X 400 TR)
Cooling Tower	TR	HVAC- 3 X 450 TR DG- 3 X 150 TR + 1 X 100 TR	HVAC- 5 X 450 TR DG- 6 X 150 TR + 2 X 100 TR		HVAC- 5 X 450 TR DG- 7 X 150 TR+ 1 X 100 TR		HVAC- 3 X 400 TR DG- 3 X 150 TR	HVAC- 3 X 450 TR DG- 3 X 200 TR		HVAC- 3 X 400 TR DG- 3 X 150 TR
FF System (Pumps & Engine)	KW/HP	Jockey Pump: 2 X 9 KW Hydrant Pump: 1 X 110KW Sprinkler Pump: (1 X 110 KW) Curtain Pump: 55 KW X 1 Engine Pump: (1 X 113.2 KW)			Jockey Pump: (2 X 9KW) Curtain Pump: 55KW X 1		Sprinkler Pump: (1 X 110 KW) 113.2 KW)			Hydrant Pump: 1*110KW Engine Pump: (1 X
Water Pumping System (Domestic & Flushing)	KW	Domestic: 2 X 11 KW Flushing: 2 X 4 KW	Domestic: 2 X 11 KW Flushing: 2 X 4 KW	Domestic: 2 X 9 KW Flushing: 2 X 3 KW	Domestic: 2 X 11 KW Flushing: 2 X 7.5 KW	Domestic: 2 X 7.5 KW Flushing: 2 X 7.5 KW	Domestic: 2 X 11 KW Flushing: 2 X 5.5 KW	Domestic: 2 X 11 KW Flushing: 2 X 7.5 KW		Domestic: 2 X 2.2 KW Flushing: 2 X 4 KW
STP Rating	KLD	630 KLD X 1 + 500 KLD X 1								
Warm Shell/ Bare Shell		Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell		Bare Shell

Annexure 6: List of sanctions and approvals

List of one-time sanctions/approvals which are obtained or pending:

Approvals Received

a) Building Plan Approvals
b) Occupancy Certificates received for all the operational buildings
c) Water / Sewerage / Strom Water Approvals for site
d) Consent to Establish (CTE)
e) Environment Clearance Certificate
f) Fire Scheme / Fire NOC all operational buildings
g) Height clearance NOC from AAI
h) SEZ Notification by The Gazette of India and by Haryana Government
i) BOCW Registration
j) Forest Noc
k) Consent to Operate (CTO) – was Valid up to 30.09.25 / HWM
l) EC (revalidation)
m) Lift, DG, Transformer Noc
n) CLRA Registration
o) HSD Licence from PESO
p) Road Cutting Permission
q) Load sanction approval

Approvals Pending

a) Approvals for Future Development Area
b) Consent to Operate (CTO) – Applied, Under process

Annexure 7: Ready Reckoner Rate

Built Up

Proposed Collector rate list of Sub Tehsil Badshahpur, District Gurugram for the year 2024-25

Sr. No.	Huda Sectors	Rates for the year of 2023-24			Proposed Rates for the year of 2024-25		
		Commercial (Rs. Per Sq. yard) SCO/SCS	Commercial /Retail (Rs. Per Sq. feet) SCO/SCS	Office /IT Space (Rs. Per Sq. feet)	Commercial (Rs. Per Sq. yard) SCO/SCS	Commercial /Retail (Rs. Per Sq. feet) SCO/SCS	Office /IT Space (Rs. Per Sq. feet)
1	Sec-33, 38, 47, 48, 49, 50	180000	11000	6600	205000	12500	7500
2	Sec- 62, 65, 66, 69, 70, 70A, 71, 72	135000	7800	4500	155000	9000	5200
3	Sec-63,63A, 64, 67, 67A, 68	100000	5200	3100	115000	6000	3500

Naib Tehsildar, Badshahpur | SDO (c) Badshahpur | DRO Gurugram | Deputy Commissioner-cum-Registrar, Gurugram.

Land

Updated Predictive Collector Rates for 2024

District:गुरुग्राम Tehsil:बादशाहपुर

लाईसेंस कालोन	Vipul World Sohna Road	संस्थागत	स्कूल	N	28000	वर्ग गज	30800	वर्ग गज	32000	वर्ग गज	14
सकतपुर	Sakatpur	कृषि	चाही	N	20000000	एकड	22000000	एकड	23000000	एकड	15
		निवासीय	निवासीय	N	8000	वर्ग गज	8800	वर्ग गज	9000	वर्ग गज	12
		व्यवसायिक	व्यवसायिक	N	15000	वर्ग गज	16500	वर्ग गज		वर्ग गज	10
हसनपुर	Hasanpur	कृषि	चाही	N	17000000	एकड	18700000	एकड	20000000	एकड	17
		निवासीय	निवासीय	N	15000	वर्ग गज	16500	वर्ग गज		वर्ग गज	10
		व्यवसायिक	व्यवसायिक	N	25000	वर्ग गज	27500	वर्ग गज		वर्ग गज	10
हुडडा सेक्टर	Other area in Badshahpur	व्यवसायिक	व्यवसायिक	N	9900	वर्ग गज	11880	वर्ग गज		वर्ग गज	20
	Sec- 38, 41	निवासीय	निवासीय	N	60000	वर्ग गज	69000	वर्ग गज		वर्ग गज	15
		व्यवसायिक	व्यवसायिक	N	180000	वर्ग गज	198000	वर्ग गज		वर्ग गज	10
		संस्थागत	नर्सिंग होम	N	28000	वर्ग गज	30800	वर्ग गज		वर्ग गज	10
	Sec-48, 49	निवासीय	निवासीय	N	60000	वर्ग गज	69000	वर्ग गज		वर्ग गज	15
		व्यवसायिक	व्यवसायिक	N	180000	वर्ग गज	198000	वर्ग गज		वर्ग गज	10
	Sector 33	निवासीय	निवासीय	N	60000	वर्ग गज	66000	वर्ग गज		वर्ग गज	10
		व्यवसायिक	व्यवसायिक	N	180000	वर्ग गज	198000	वर्ग गज		वर्ग गज	10
	Sector 47	निवासीय	निवासीय	N	60000	वर्ग गज	69000	वर्ग गज		वर्ग गज	15
		व्यवसायिक	व्यवसायिक	N	180000	वर्ग गज	198000	वर्ग गज		वर्ग गज	10
	Sector 50	निवासीय	निवासीय	N	60000	वर्ग गज	66000	वर्ग गज	72000	वर्ग गज	20
		व्यवसायिक	व्यवसायिक	N	180000	वर्ग गज	207000	वर्ग गज	217800	वर्ग गज	21
	Sector 62 65 66 69 70 71 72	निवासीय	निवासीय	N	45000	वर्ग गज	54000	वर्ग गज		वर्ग गज	20

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Disclaimer: Existing collector rates have been taken from WebHaris data feeded by Revenue Department officials from time to time.

Annexure 8: Major Repairs Undertaken and Proposed in the Subject Property

As informed by client, following major repairs/upgrades have been taken up in the past:

- Upgradation of the amenity block and club house, including a modern food court with a multi-cuisine restaurant, as well as the gymnasium, banquet hall and dining area, which significantly enhances the tenant experience;
- Creation of new sports zone comprising a basketball court, badminton court, cricket pitch and open gym to encourage outdoor events and enhance employee engagement for tenants;
- Helped ease traffic congestion issues by streamlining the entry and exit from the campus by using radio frequency identification-based parking system and also worked with government agencies to manage the traffic and maintain the road outside the campus;
- Upgradation of entrance lobbies in multiple towers by including a new seating lounge, digital directory and reception area; and numerous landscape and hardscape upgrades across the campus.

Annexure 9: Environmental Consideration

Source for Environmental considerations is as listed below:

- District Disaster Management Plan- Gurugram (2020)_Government Of Haryana - Department Of Revenue & Disaster Management
- Flood Affected Area Atlas of India_(2023)_National Disaster Management Authority

Annexure 10: Information Provided

Information provided by the client are as listed below:

1. Rent Role
2. Architects Certificate
3. Additional Information:
   - Capex Details
   - O&M Income and Expense
   - MIOP Income and Expense
   - Property Tax details

Annexure 11: Caveats & Limitations

1. The Valuation Report (hereafter referred to as the "Report") covers specific markets and situations that are highlighted in the Report based on readily available secondary market information and does not entail any comprehensive analysis of the market and the industry given the nature of the scope of the assignment.
2. The opinions expressed in the Report are subject to the limitations expressed below.
    a. The valuation method adopted is based on the Valuer's expertise and knowledge taking into account the generally available market information and considered to be relevant and reasonable at that point of time. The Report and the opinions therein do not constitute any recommendation to ***Brookfield India REIT*** (or "the Client") or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and bases on which these opinions have been expressed and is not recommended as an input to any financial decision.
    b. It should be noted that the valuation is based upon the facts and evidence available at the time of conduct of the valuation and applicable on the date of valuation. It is therefore recommended that these valuations be periodically reviewed.
    c. Changes in socio-economic and political conditions could result in a substantially different situation than those presented herein. The Valuer assumes no responsibility for changes in such external conditions.
    d. The Valuer has relied on her own macro understanding of the market through readily available information in public domain. Hence, no direct link is sought to be established between the macro-level understandings on the market with the assumptions estimated for the analysis herein.
    e. The services provided is limited to valuation of the Subject Property primarily comprising Land and Building and any part thereof and does not constitute any audit, survey, due diligence, tax related services or an independent validation of the projections. Accordingly, no opinion has been expressed on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated and should not be used for any other purpose.
    f. While the information included in the Report is accurate and reliable to the best of the knowledge of the Valuer, no representations or warranties, expressed or implied, as to the completeness of such information is being made. The Valuer shall not undertake any obligation to update or supplement any information contained in the Report save as provided for in the Agreement.
    g. Apart from the sources already mentioned in the report, the Valuer has relied on readily available public information for the purpose of preparing this report.
3. The Report reflects matters as they currently exist. Any changes thereon may materially affect the information contained in the Report.
4. All assumptions made in order to determine the valuation of the Subject Property is based on information or opinions as current. In the course of the analysis, the Valuer has relied on information or opinions, both written and verbal, as obtained from the Clients as well as from third parties provided with, including limited

information on the market, financial and operating data, which has been accepted as accurate in bona-fide belief. No responsibility is assumed for technical or specialised information furnished by the third-party organizations, and this is on a bona-fide basis, believed to be reliable.

5. No investigation of the title of the assets has been made and owners' claims to the assets is assumed to be valid unless anything contrary is mentioned in the main report. No consideration is given to liens or encumbrances, which may be against the assets. Therefore, no responsibility is assumed for matters of a legal nature.
6. The Valuer's total aggregate liability to the Client including that of any third-party claims, in contract, tort including negligence or breach of statutory duty, misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the services is limited to an aggregate sum agreed in the LoE. The Valuer shall not be liable for any pure economic loss, loss of profit, loss of business, depletion of goodwill, in each case whether direct or indirect or consequential or any claims for consequential loss compensation whatsoever which, arise out of or in connection with services provided under this engagement.
7. The Client including its agents, affiliates and employees, must not use, reproduce or divulge to any third party any information it receives from the Valuer for any purpose.
8. This engagement shall be governed by and construed in accordance with Indian laws and any dispute arising out of or in connection with the engagement, including the interpretation thereof, shall be submitted to the exclusive jurisdiction of courts in New Delhi.

VALUATION REPORT

Candor Techspace N1, Sector - 62, Noida, NCR

Date of Valuation: 30th September 2025

Date of Report: 1st November 2025

Submitted to: Brookfield India Real Estate Trust



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, 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 other purpose other than the purpose as agreed upon in the addendum dated 28th August 2024 to Letter of Engagement ("LOE") dated 23rd December 2022 & addendum to LOE dated 22nd September 2023, without the prior written consent of the Valuer.

The information in this report reflects prevailing conditions and the view of Valuer as of this date, 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 LOE dated 23rd December 2022. 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.

Executive Summary

Candor Techspace (N1), Sector - 62, Noida, Uttar Pradesh, India	
Valuation Date:	30th September 2025
Site Visit Date:	27th February 2025
Valuation Methodology:	Discounted Cash Flow Method using Rental Reversion
Valuation Purpose:	Disclosure of valuation of asset forming part of portfolio of Brookfield India Real Estate Trust in accordance with the SEBI (REIT) Regulations, 2014
Location / Situation:	Candor Techspace N1 (herein after referred to as N1 and/ or Subject Property) is located at Plot no. B2, Sector - 62, Noida, Gautam Buddha Nagar, one of the established IT/ITeS office destinations of Noida. The Subject Property is accessible via two roads viz. 30-meter-wide sector road towards West, which further connects to National Highway 9 (erstwhile NH 24) on North and a 45-meter-wide internal road towards East. N1 is also well connected with other parts of the city through road and metro rail network. The Subject Property lies in close proximity to various office developments such as Stellar IT Park, Logix Cyber Park, Embassy Galaxy, 3C Green Boulevard, etc.
Description:	N1 constitutes 9 buildings and can be segregated under Completed/ Operational (with OC received) and future development buildings. The details of the same are: • Completed/Operational Buildings (7) : Block 1, 2, 3, 5, 6, 7 (Amenity Block I and II) & Block 8(Amenity Block III) • Future development (2) : Block 4A and Block 4B The Completed buildings collectively admeasure 20,16,640 sq. ft.# of leasable area. Currently the committed occupancy in the Completed building is 98.13% *. Future Developments includes Block 4A and 4B having leasable area of 4,40,052 sq. ft. and 4,18,411 sq. ft. respectively. The leasable area of the future development is indicative and is subject to change once the internal business plans are in place or the construction is completed. These Blocks are expected to be ready by Q2 FY 2032-33 (Block 4A) and Q2 FY 2030-31 (Block 4B). The Subject Property offers interactive spaces and other amenities including cafeteria, creche, convenience store, gymnasium, medical wellness centre, electrical vehicle charging station etc.
Total Area:	Total Plot Area: 19.250 Acres Completed Leasable Area#: 20,16,640 sq. ft. Future Development Leasable Area: 8,58,463 sq. ft. Total Leasable Area#: 28,75,103 sq. ft.


Amenity Block (Block 7) of Subject Property


Block 5 of Subject Property


Block 4A, 4B of Subject Property


Food Court of Subject Property


Access road to Subject Property

Source: Architect's Certificate (Date:27th October 2025), Rent Roll as at 30tht September 2025, Lease Deeds / Leave and Licence Agreements and Client Information
**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area*
 # The increase in leasable area is due to change in efficiency.

MARKET VALUE OF THE SUBJECT PROPERTY

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property (Completed and Future Development) comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property, as on 30th September 2025, is as follows:

Component	Market Value as on	In Figures	In Words
Completed Building	30th September 2025	INR 24,740 Million	Indian Rupees Twenty – Four Billion Seven Hundred and Forty Million Only
Future Development	30th September 2025	INR 3,263 Million	Indian Rupees Three - Billion Two-Hundred and Sixty-Three Million Only

Note: - REIT's share in asset: 100%

This summary is strictly confidential to the addressee. It must not be copied, distributed or considered in isolation from the full report.

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From: L. Anuradha, MRICS
IBBI Registered Valuer (L&B)
(IBBI/RV/02/2022/14979)

To:	**Brookfield India Real Estate Trust**
Property:	**Candor Techspace N1, Sector - 62, Noida**
Report Date:	**1st November 2025**
Valuation Date:	**30th September 2025**

A REPORT

1 Instructions

Brookfield India Real Estate Trust (hereinafter referred to as the "Instructing Party" or the "Client"), has appointed Ms. L. Anuradha, MRICS, registered as a valuer 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 as the "Valuer"), in order to undertake the valuation of office property located in Noida (hereinafter referred to as "Subject Property" and/or "Candor Techspace N1") for the disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange. The property and interests valued as part of this valuation exercise are detailed in Part C of this report. The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Annexure 11 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

2 Professional Competency of The Valuer

Ms. L. Anuradha Vijay is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset classes of Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since September 2022. She completed her bachelor's in architecture in 2002 and Master's in Planning from School of Planning & Architecture in 2004.

L. Anuradha (IBBI registration No. IBBI/RV/02/2022/14979) as a registered valuer entity under Section 247 of the Companies Act, 2013 and The Companies (Registered Valuer and Valuation) Rules, 2017 has more than 20 years of experience in the domain of urban infrastructure, valuation and real estate advisory. She was working as an Associate Director for Cushman and Wakefield (hereinafter referred to as "C&WI") from 2013-2022 and was leading the team for Tamil Nadu, Kerala and Sri Lanka. Prior to joining Cushman, she has been involved in various strategy level initiatives in Institutional development and Infrastructure for donor agencies and various Government and Private clients. L. Anuradha worked with SIVA group in the M&A practice where she was involved with the financial appraisal and valuation of real estate projects. Prior to this she has worked with PriceWaterhouse Coopers in the Government, Real estate, and Infrastructure Development Practice where

she was involved in carrying out financial appraisal and strategies for some of the State Governments in India. Her foundation in real estate valuation was at Jones Lang LaSalle where she worked for 3 years on multiple valuations and entry strategies for Indian NBFCs and funds.

Her last employment was at C&WI. As an Associate Director of the Valuation and Advisory team at C&WI, Ms. L. Anuradha provided support on identified business/ new opportunities, evaluated proposals for new property investments and/ or dispositions while providing analytical support for Investment recommendations. L. Anuradha was also key personnel in carrying out the Market study for the Mindspace REIT micro markets in India. She has undertaken valuations exercises for multiple private equity/ real estate funds, financial institutions, developers, and corporates across asset classes of commercial, retail, residential and hospitality. Her clientele included HDFC, Xander, DLF, RMZ, Embassy Group, CapitaLand, Tata Capital, Tata Realty, TVS group etc.

3 Independence and Conflicts of Interest

The valuer confirms that there are no conflicts of interest so far as discharging her duties as a valuer for the subject Property/ business is concerned and has undertaken the valuation exercise without the presence of any bias, coercion, or undue influence of any party, whether directly connected to the valuation assignment. There has not been any professional association with the Client or the Subject Property in past five years from the date of this report.

The Valuer or any of her employees involved in valuing the assets of the REIT have not invested nor shall invest in securities of any of the Subject Property being valued till the time she is designated as Valuer and not less than six months after ceasing to be a Valuer of the REIT.

4 Purpose of Valuation

The Report is being prepared to be relied upon by the Reliant Parties and inclusion, as a whole, a summary thereof or any extracts of the report, in any documents prepared in relation for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

5 Basis of Valuation

Given the purpose of valuation as mentioned above, the valuation exercise has been carried out to estimate the "Market Value" of the Subject Property in accordance with the IVSC International Valuation Standards as effective from 31 January 2025 and as applicable on the date of valuation.

"Market Value" is defined according to 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 and where the parties had each acted knowledgeably, prudently and without compulsion.*'

6 Valuation Approach & Methodology



Understanding of the Subject Property

- Conduct site visit of the Subject Property to understand location and site dynamics.
- Assess the nature of Subject Property.
- Understand from documents provided and inputs from client, if there are any other covenants with respect to the marketability of the Subject Property.



Assessment

- Conduct Market Research to arrive at relevant assumptions and inputs.
- Determining appropriate valuation methodology and conducting valuation procedures to determine fair value.
- Sharing draft valuation report with Client.



Submission of Report

- Providing final value conclusion and report to the Client.

The basis of valuation for the Subject Property being Market Value, the same has been derived by the following approach:

Discounted Cash Flow Method using Rental Reversion

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the Subject Property to prospective tenants, typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In order to arrive at a unit value for these tenancies, we have considered the impact of such sub/ above market leases on the valuation of the Subject Property.

For the purpose of valuation of Subject Property, Income Approach - Discounted Cash Flow Method using Rental Reversion has been adopted.

7 Assumptions, Departures and Reservations

This valuation report has been prepared on the basis of the assumptions within the instructions (Caveats & Limitations) detailed in Annexure 11 of this report. The development mix, built up area, land area and lease details such as lease rent, lease commencement and lease end date, lock - in period, escalation terms, etc. pertaining to the Subject Property is based on the appropriate relevant documents which has been provided by the Client and the same has been adopted for the purpose of this valuation.

8 Inspection

The Subject Property was inspected on 27th February 2025 by the valuer. No measurement or building survey has been carried out as part of the valuation exercise. The Valuer has relied entirely on the site areas provided by the Client, which have been assumed to be correct. Based on the discussions with the client it has been assumed that no material change in the condition of the Subject Property has taken place.

9 General Comment

A valuation is a prediction of price, not a guarantee. By necessity it requires the valuer to make subjective judgments that, even if logical and appropriate, may differ from those made by a purchaser, or another valuer. Historically it has been considered that valuers may properly conclude within a range of possible values.

The purpose of the valuation does not alter the approach to the valuation.

The Subject Property values can change substantially, even over short periods of time, and thus the valuation of the Subject Property herein could differ significantly if the date of valuation was to change.

This report should not be relied upon for any purpose other than for which this valuation exercise has been undertaken for.

10 Confidentiality

The contents of this Report are intended for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents except as maybe required in connection with disclosure of valuation of assets, forming part of the portfolio of Brookfield India REIT under the applicable law.

11 Authority

The Client acknowledges and agrees that the Valuer's services hereunder (including, without limitation, the Deliverables itself and the contents thereof) are being provided solely to the Client in relation for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40) and disclosure in the Documents and in the valuation report, as may be required.

The Valuer consents to the usage of her name as an expert, in relation to the Report, in the Documents. If the Client desires to use the Deliverables or the Valuer's name in any other offering other than the Documents as contemplated under the LOE, then the Client shall obtain the Valuer's prior written approval for such usage. The Client shall indemnify the Valuer for any losses suffered by him due to such usage other than for the purpose as contemplated under the LOE. Additionally, the Client herewith consents to provide or cause to be provided, an indemnification agreement in her favor, reasonably satisfactory to him for any use of the Report other than for the purpose permitted under the LOE. It is however clarified that the indemnity shall not cover

any losses resulting from the use of the Report for the purpose stated above including disclosure in the Documents and in the valuation report.

12 Reliant Parties

The reliance on the valuation reports prepared as part of this engagement to **Brookprop Management Services Private Limited ("Manager"), the Brookfield India REIT ("Brookfield REIT")** and auditors, debenture trustees, stock exchanges, unit holders of the REIT, Securities and Exchange Board of India (SEBI), credit rating agencies and Axis Trustee Services Limited, the trustee to the **Brookfield REIT ("Trustee")** for the purpose as highlighted in this report (valuation). The reliant parties shall also include auditors, lawyers and book running lead managers. The Valuer, however, would extend no liability to such reliant parties.

The valuation exercise is conducted strictly and only for the use of the parties as stated above who need to rely on such valuation ("Reliant Party") and for the Purpose specifically stated. The Instructing Party shall make all reliant parties aware of the terms and conditions of the agreement under which this exercise is being undertaken and take due acknowledgements to the same effect.

13 Limitation of Liability

The Valuer shall endeavor to provide services to the best of its ability and professional standards and in bonafide good faith. Subject to the terms and conditions in the LOE, the Valuer's total aggregate liability to the Client arising in connection with the performance or contemplated performance of the services herein, regardless of cause and/or theory of recovery, shall not exceed the fee paid to the Valuer for the engagement.

The Valuer acknowledges that it shall consent to be named as an 'expert' in the Offer Documents and that its liability to any person, in its capacity as an expert and for the Report, shall be without any limitation and in accordance with law. In the event that the Manager, the sponsors, the trustee, the REIT or other intermediaries appointed in connection with disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Report, the Claim Parties will be entitled to require the Valuer to be a necessary party/respondent to such claim and she shall not object to her inclusion as a necessary party/ respondent. In all such cases, the Client agrees to reimburse/ refund to the Valuer, the actual cost (which shall include legal fees and external counsel's fee) incurred by her while becoming a necessary party/respondent. If the Valuer does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defense in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against her in this regard.

14 Disclosure and Publication

The Valuer must not disclose the contents of this valuation report to a third party in any way, except as allowed under the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars. As per the terms and regulation 2(1) of the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment)

Regulations 2016 and subsequent amendments and circulars, it may be noted that the Valuation report is prepared in accordance with said REIT regulations.

15 Anti-Bribery & Anti-Corruption

Both Parties represents, warrants and undertakes that:

They are familiar with applicable Anti-Corruption Laws under the LOE including but not limited to Prevention of Corruption Act 1988 and will ensure that neither it nor any of its officers, directors, shareholders, employees and agents or any other person acting under its implied or express authority will engage in any activity, practice or conduct which would constitute an offence under, or expose or potentially expose either Party to any direct or indirect liability, under Applicable Anti-Corruption Laws;

It is further agreed that breach of any of the above undertakings shall be deemed to be a material breach of the Agreement and in case the Valuer is insisted upon or asserted by Client to violate any of the above said undertakings including Anti-Corruption regulations in any form or manner, on pretext of business relationship or otherwise, the Valuer shall have a discretionary right to terminate the LOE without any liability or obligation on her part.

Such termination of the LOE shall not in any way prejudice the rights and obligations (including payment for the services delivered under the LOE) already accrued to the Valuer, prior to such termination.

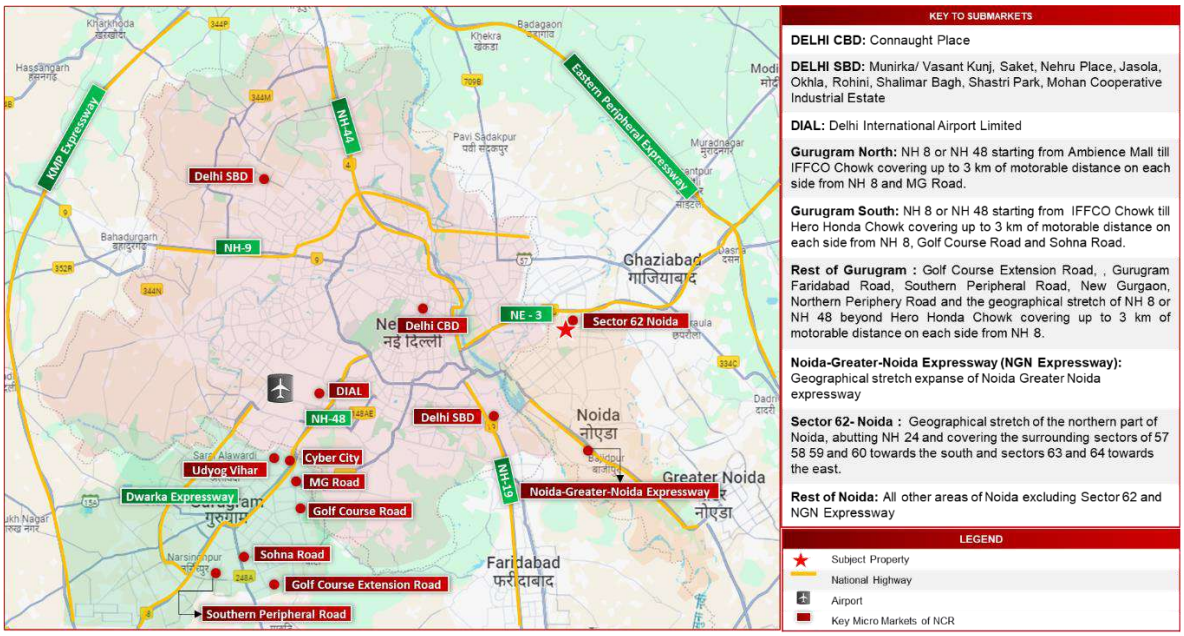
B National Capital Region Overview

For the purpose of the valuation exercise, reliance has been made on the market report prepared by Cushman and Wakefield India Private Limited (C&WI), who has been appointed by the Client as an independent consultant to carry out the industry and market report.

1 National Capital Region Overview

National Capital Region (NCR) is the world's second largest urban agglomeration by population and the largest by area (*Source: www.un.org)*. It is an urban agglomeration, which encompasses the entire National Capital Territory (NCT) of Delhi as well as urban areas surrounding it in neighbouring states of Haryana, Uttar Pradesh and Rajasthan. In the last two decades, urbanization in Delhi has spread rapidly towards adjoining towns in the neighbouring states of Haryana and Uttar Pradesh. The proliferation of service and industrial activities resulted in significant migration of people from Delhi, mainly towards Gurugram, Noida and Ghaziabad.

The map below highlights the key office micro markets of NCR illustrating the geographical expanse of the office market. The micro markets covered for the analysis are the prime contributors to the office supply in NCR.



Source: Cushman and Wakefield Research

(Map not to scale)

NCR is presented as a consolidated office market comprising four independent micro markets:

1. Delhi (which further comprises micro-markets viz, Delhi CBD & Delhi SBD)
2. Gurugram (which further comprises micro-markets viz, Gurugram North, Gurugram South & Rest of Gurugram)
3. Noida (which further comprises micro-markets viz, Sector - 62, Noida-Greater Noida (NGN) Expressway & Rest of Noida)
4. DIAL

The table below highlights the key statistics of NCR's office micro markets:

Particulars	NCR overall	Delhi	DIAL	Gurugram	Noida*	Sector - 62, Noida^
Total Completed Stock till 9M CY 2025 (msf)	101.50	3.45	2.56	70.76	24.73	7.39
Current Occupied Stock till 9M CY 2025 (msf)	84.18	2.88	1.92	58.79	20.59	7.24
Current Vacancy 9M CY 2025 (msf)	17.1%	16.4%	25.1%	16.9%	16.7%	2.1%
Avg. Annual Absorption – CY 2022 – 9M CY 2025 (msf)	5.55	0.16	0.18	3.87	1.35	0.29
Future Supply – 9M CY 2025 E – CY 2027 E (msf)	13.01	-	3.01	4.62	5.39	1.88
Market Rent – 9M CY 2025 (INR psf / month)	97	154	232	104	56	58

Source: Cushman and Wakefield Research

Notes:

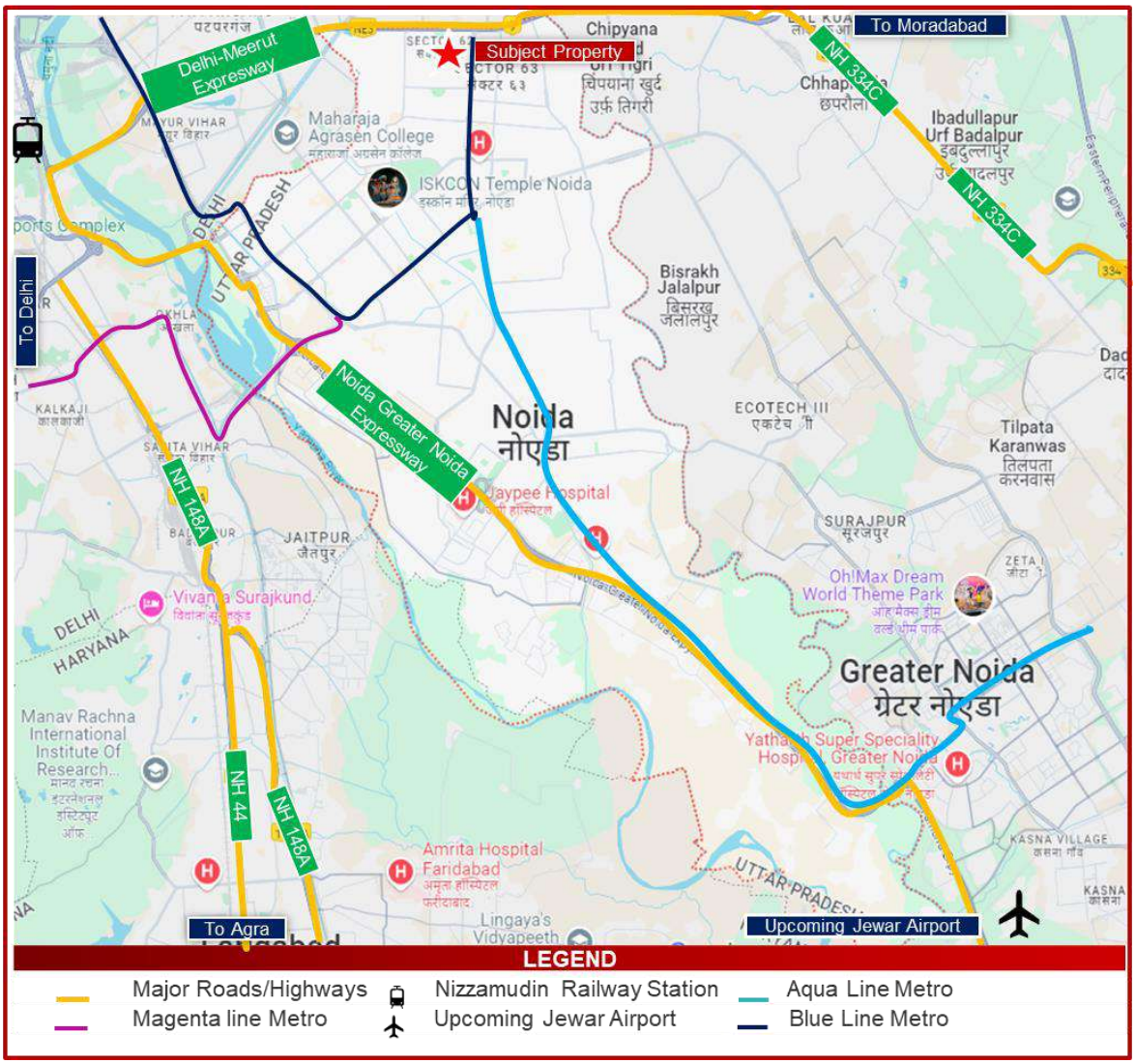
1. *Only Grade A office spaces have been considered for the analysis presented in the above table.*
2. *Ghaziabad, Greater Noida and Faridabad have minimal office supply and have not been captured in the analysis.*
3. **Brookfield India REIT's city market for the Subject Property.*
4. *^Brookfield India REIT's micro market within Brookfield India REIT's city market for Subject Property.*
5. *Stock ("stock" and / or "relevant stock") and Supply ("supply" and / or "relevant supply") numbers are computed by excluding the buildings which are less than 1 lakh square feet and applying certain other criteria . Additionally, for Noida, non-IT buildings are also excluded from the analysis.*
6. *Vacancy and Net Absoption numbers are computed on the relevant stock.*
7. *The future supply estimates are based on analysis of proposed and under construction buildings.*
8. *The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
9. *Rentals presented above are weighted average values on completed stock.*

2 Brookfield India REIT's City Market - Noida

Candor Techspace N1 is a Grade-A asset, developed on a leasehold land parcel, located in Noida city market of NCR, with well-planned infrastructure, proximity to residential areas and established social infrastructure.

2.1 Overview

Noida, located in the State of Uttar Pradesh, is an integral part of the NCR. It is a planned city located in Gautam Buddha Nagar district. Further, it is located at about 25 km South-East of Central Delhi and can be accessed from Central Delhi via: Delhi - Noida Direct (DND) Flyway or Toll Bridge; Sarita Vihar or Kalindi Kunj Road; and the Nizamuddin Flyover. It is bound on the West and South-West by the Yamuna River and on the North-East by Ghaziabad.



Source: Cushman and Wakefield Research
(Map not to scale)

The primary office clusters in Noida are concentrated towards sector 16, 18, 32 and 57 - 65 and on the belt running along Noida Expressway. The office developments in these sectors constitute a mix of investment

grade and sub investment grade developments. Noida Expressway primarily constitutes investment grade developments. Sector 16, 18, 32 houses commercial developments, however the other two office clusters predominantly offer IT / ITeS and SEZ developments. To name a few, established players like Brookfield, Blackstone, Logix Group and Advant etc. have their footprint in Noida. Along with prominent office spaces, Noida Expressway has recently become a hub for international schools as well. Some well-known schools operational on NGN Expressway are Lotus Valley International School, Gyanshree School, Mayoor School, Pathways International, Amity International etc.

Traditionally, retail cluster in Noida had remained confined to Sector 18 which is also known as the "Atta Market". The Sector 18 market is also the main high street retail destination of Noida. Gradually, as the development activity in the city progressed a number of malls got developed in sector 16, 18 and 32. Few of the prominent retail malls in the city are Great India Place, DLF Mall of India (one of the largest in NCR with leasable area of approximately 2 million sq. ft.), Centre Stage Mall, Gardens Galleria, Spice Mall, Logix City Center Mall etc. ~ together, all these retail malls contribute to a significant percentage of organized retail supply of the city.

Residential supply of the city can be divided under established and upcoming sectors. The established sectors of Noida such as 14, 15, 21, 22, 45, 55, 56, etc. constitute plotted developments through government or unorganized players and high-rise developments primarily under cooperative group housing schemes. Central Noida, comprising sectors 72 - 79, the sectors along the under-construction FNG expressway and sectors in Noida Extension are highly dense sectors. Hence, most of the projects in these micro markets comprise high-rise group housing projects. These sectors are being developed by organized players/ developers and primarily cater to Middle Income Group. The sectors along Noida - Greater Noida Expressway have residential projects along both sides. Residential developments in this micro market comprise both plotted developments and high-rise group housing projects. These sectors are being developed by organized players/ developers and cater to all segments viz. Middle-Income Group, Upper Middle-Income Group and High-Income Group.

With approx. 25,000 students graduating every year, Noida has ample talent pool to cater the office occupants present in the city. Amity University, Jaypee Institute of Information & Technology and Sharda University are few of the renowned educational campuses present in Noida.

Noida has been divided into three micro markets:

- Sector - 62, Noida - refers to the Northern part of Noida, abutting NH 24 and covering the surrounding sectors of 57, 58, 59 and 60 towards South and sectors 63 and 64 towards East.
- Noida-Greater Noida (NGN) Expressway - refers to the geographical expanse of NGN expressway.
- Rest of Noida - refers to office clusters in Sectors 16 - 18, Sectors 32 - 34 and Greater Noida West

The key drivers of demand for office space in Noida are as follows:

- **Connectivity and linkages:** Noida is well connected to other nodes of NCR via. Robust road and metro network. Hence, efficient management of commuting by public and private mode of communication makes it a conducive location for workforce travelling for work. Noida is the only city in NCR where the physical infrastructure was planned ahead of real estate development. Hence, the city enjoys superior physical infrastructure and planned architectural layout.

- **Lower occupation cost:** Noida has availability of residential and office spaces with rentals and capital values significantly lower than those of Gurugram and Delhi. Hence, the city stands out as it offers quality living at a much lower occupation cost.
- **Access to educated talent pool from Delhi, Haryana, Punjab, Rajasthan and Uttar Pradesh:** Noida is accessible through multiple modes of transportation and offers residential spaces across various price categories; it attracts talent pool from all adjoining locations.

2.2 Key Statistics - Noida

Particulars	Details
Total Completed Stock (9M CY 2025)	Approximately 24.73 msf
Current Occupied Stock (9M CY 2025)	Approximately 20.59 msf
Current Vacancy (9M CY 2025)	Approximately 16.7%
Avg. Annual Net Absorption (CY 2022 – 9M CY 2025)	Approximately 1.35 msf
Future Supply (Q4 CY 2025E – CY 2027 E)	Q4 2025E: NIL 2026E: Approximately 1.65 msf 2027E: Approximately 3.74 msf

Source: Cushman and Wakefield Research

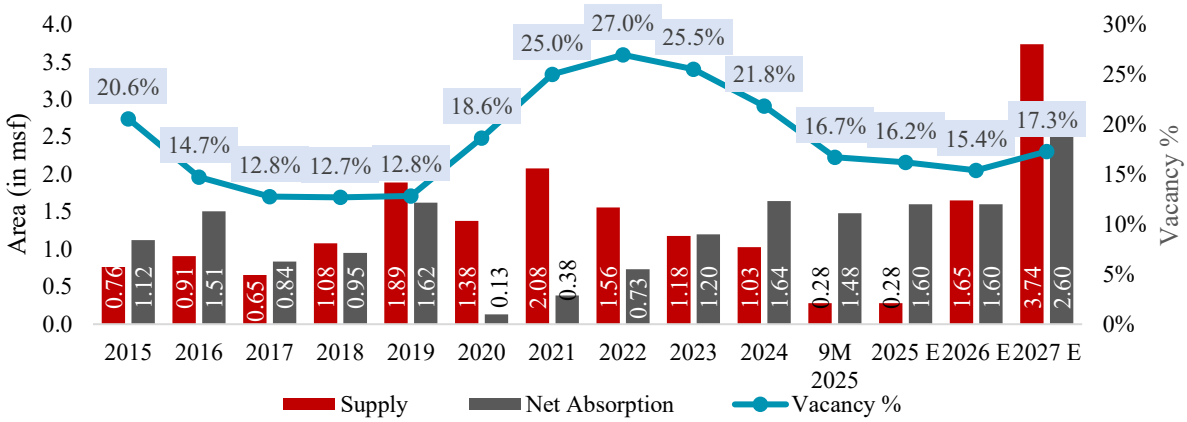
Notes:

1. *Only Grade A office spaces have been considered for the analysis presented in the above table. Vacancy and Net Absoption numbers are computed on the relevant stock.*
2. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet, excluding non-IT buildings and applying certain other criteria*
3. *The future supply estimates are based on analysis of proposed and under construction buildings.*
4. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

2.3 Supply, Absorption and Vacancy

The supply, absorption and vacancy trend for Noida is as follows:

Noida - Supply, Net Absorption & Vacancy Trend Analysis



Source: Cushman and Wakefield Research

Notes:

1. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet, excluding non-IT buildings and applying certain other criteria.*
2. *Future supply estimates are based on analysis of proposed and under construction buildings, however future absorption estimates are derived basis past trends, current vacancy and estimated supply.*
3. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

Noida has emerged as a preferred IT / ITeS destination over the years due to excellent physical infrastructure, affordable rentals and availability of large office spaces. The growth is backed by availability of large talent pool and residential spaces across all price points. The overall perception of Noida has also evolved as an office destination.

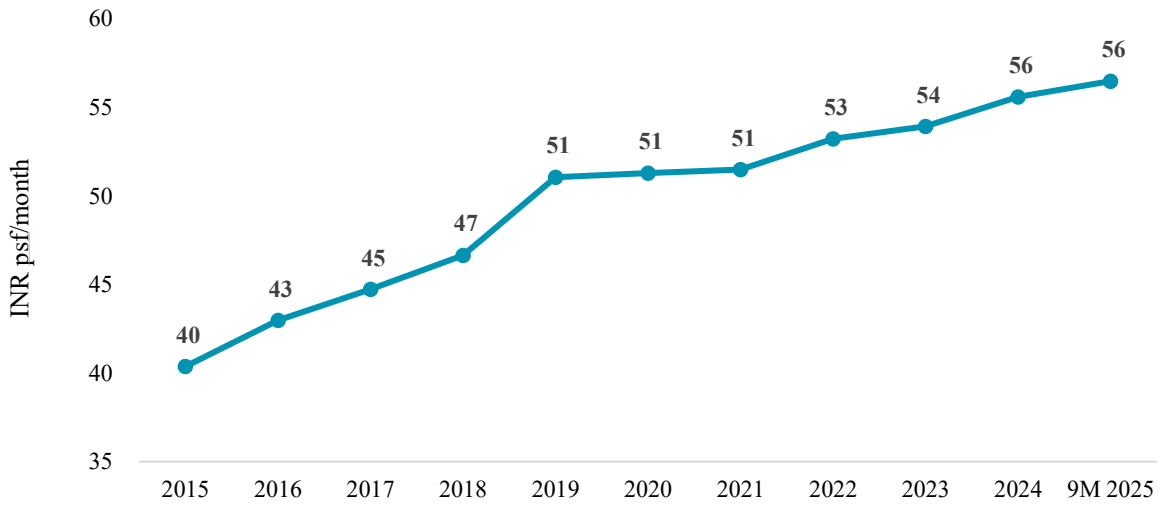
Noida over the past 10.75 years has seen an average supply addition of approximately 1.19 msf and an annual average net absorption of approximately 1.08 msf. Noida has always benefited from the presence of superior infrastructure as compared to other cities of NCR. With improvement in intercity connectivity, and quality developments, the absorption is likely to go in the upward direction.

The shift in development status of the city from being dominated by sub-investment grade structures to good campus / large integrated park-based development has resulted in the city to grow exponentially in office segment. With increasing occupier base, and major infrastructure getting developed viz. Jewar Airport in Noida, the same trend is likely to continue in future.

2.4 Rental Trend Analysis

The rental trend for Noida is as follows:

Noida – Quoted Rental Trend



Source: Cushman and Wakefield Research

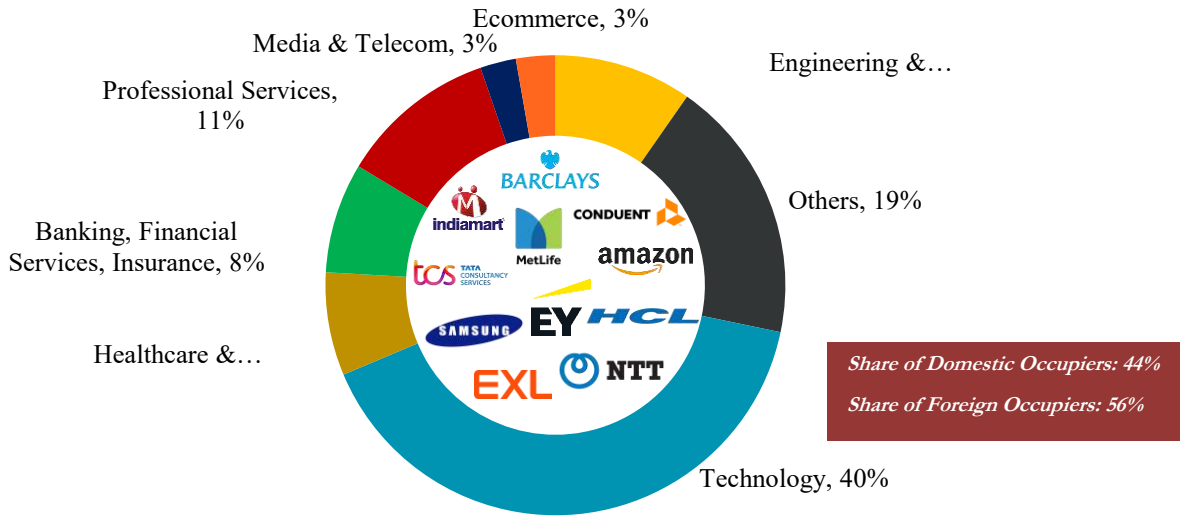
Notes:

1. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet, excluding non-IT buildings across Noida.*
2. *The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
3. *Rentals presented above are weighted average values on completed stock.*

Established micro markets of Gurugram reaching saturation has resulted in benefiting the Noida micro markets because of the quality workspaces available at competitive rentals. Further, with new infrastructure initiatives viz. Airport at Jewar, the trend is likely to continue in future.

2.5 Sectoral Demand Analysis - Noida (CY 2015 – 9M CY 2025)

Key Industries present in Noida
(CY 2015 – 9M CY 2025 ~21.87 msf)



Source: Cushman and Wakefield Research

Notes:

1. *The lease transactions of less than 10,000 sq. ft. were ignored for Domestic & Foreign occupier bifurcation.*
2. *Others include Automobile, Education, FMCG, Logistics & Shipping, Aviation, Diversified, Real Estate & Related Services, etc.*
3. *The sectoral absorption analysis is based on gross absorption activity of Noida's relevant stock i.e., including any relocations, consolidations etc. All pre-commitments & sale / purchase transactions are excluded from this analysis.*

Noida's office supply (which is predominantly IT/ITeS & SEZ in nature) is dominated by Technology occupiers contributing 40% to the overall demand. The other prominent industries contributing 21% to the demand are Professional Services (11%) and Engineering & Manufacturing (10%). In the recent years, factors like start-ups, individual set-ups, emergence of e-commerce, change in consumer behaviour has further led to the increase in demand of office space (including flexi workspace). The mix of foreign and domestic occupants in Noida is 56:44.

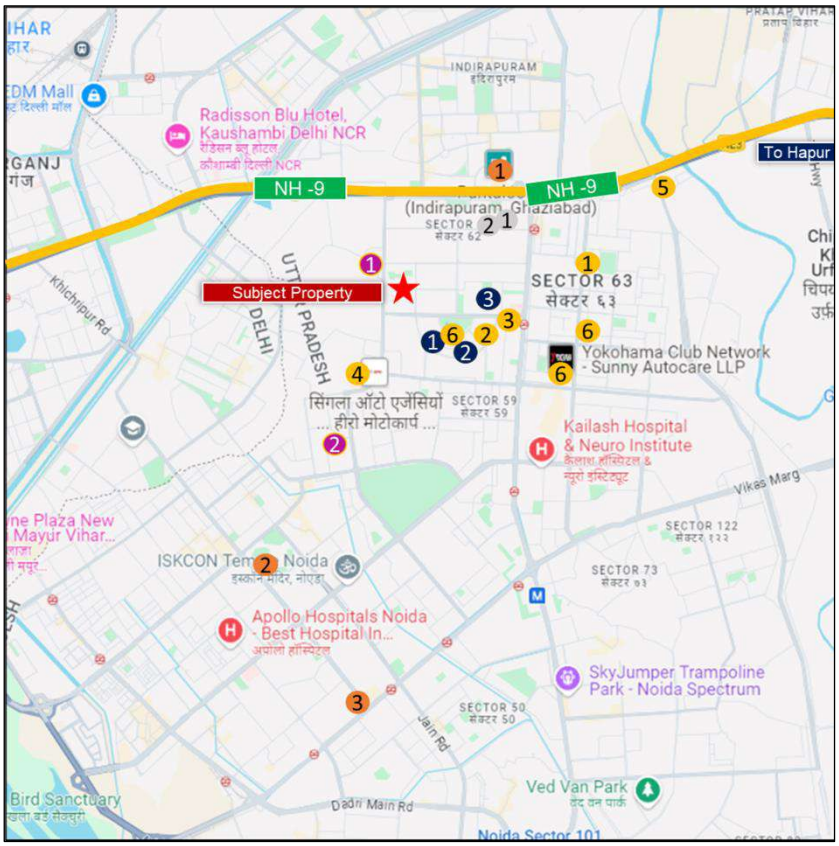
3 Sector - 62 - Competitive REIT Micro Market

3.1 Overview

As per Noida master plan 2031, Sector-62 is zoned as institutional sector. The Competitive REIT Micro Market is located in northern part of Noida and abuts NH - 24. The surrounding sectors of the Brookfield India REIT micro markets are sector 57, 58, 59 and 60 towards South and sector 63 and 64 towards East. Further, it shares its boundaries with Village Khora and Sector - 62 A towards West.

Sector - 62 is characterized by the presence of large public and private sector institutions like Indian Academy of Highway Engineers, The Institute of Chartered Accountants of India, Jaipuria institute of Management, Jaypee Institute of Information Technology, Symbiosis Law School, Bank of India Staff Training College and Indian Institute of Management, Lucknow (Noida Campus). In terms of office space, Sector - 62, Noida constitutes a mix of investment grade and sub-investment grade structures. Further, the office supply is primarily IT/ ITeS in nature. Few of the prominent IT/ITeS developments in the Competitive REIT Micro Market are Candor Techspace N1, Knowledge Boulevard & Green Boulevard, Stellar IT Park, Logix Cyber Park, Embassy Galaxy IT Park, Okaya Blue Silicon etc. Candor Techspace N1 is one of the largest IT / ITeS developments in Sector - 62 in terms of leasable area.

3.2 Social and Physical Infrastructure



Source: Cushman and Wakefield Research
(Map not to scale)

Key Commercial Developments | *Social Infrastructure* | *Lifestyle Infrastructure* | *Proposed/Under Construction Office Developments* | *Hospitality Developments* | *Higher Education Institutions*

Key Office Developments	Social Infrastructure	Lifestyle Infrastructure	Proposed/ Under Construction Office Developments	Hospitality Developments	Higher Education Institutions
1. Stellar IT Park (1.4 km)	1. Global Business School (3.2 km)	1. Shipra Mall (3.5 km)	1. I Thum Heights (3km)	2. Park Ascent Hotel (1 km)	1. Jaypee Institute of Information & Technology (2.3 km)
2. Logix Cyber Park (1.8 km)	2. KLAY Prep School and Day-care (1.6 km)	2. Modi Mall (5.2 km)	2. Maasters Capitol Avenue (3km)	3. Radisson Noida (2.6 km)	3. JSS Academy of Technical Education (1 km)
4. Embassy Galaxy IT Park (2.6 km)	3. Fortis Hospital (2.0 km)	3. Logix City Center (7.7 km)			
	4. Ashirwad Hospital (1.7 km)				
	5. SJM Hospital & IVF Centre (5.4 km)				

Key Office Developments	Social Infrastructure	Lifestyle Infrastructure	Proposed/ Under Construction Office Developments	Hospitality Developments	Higher Education Institutions
	6. Day Cares (1.5 km)				

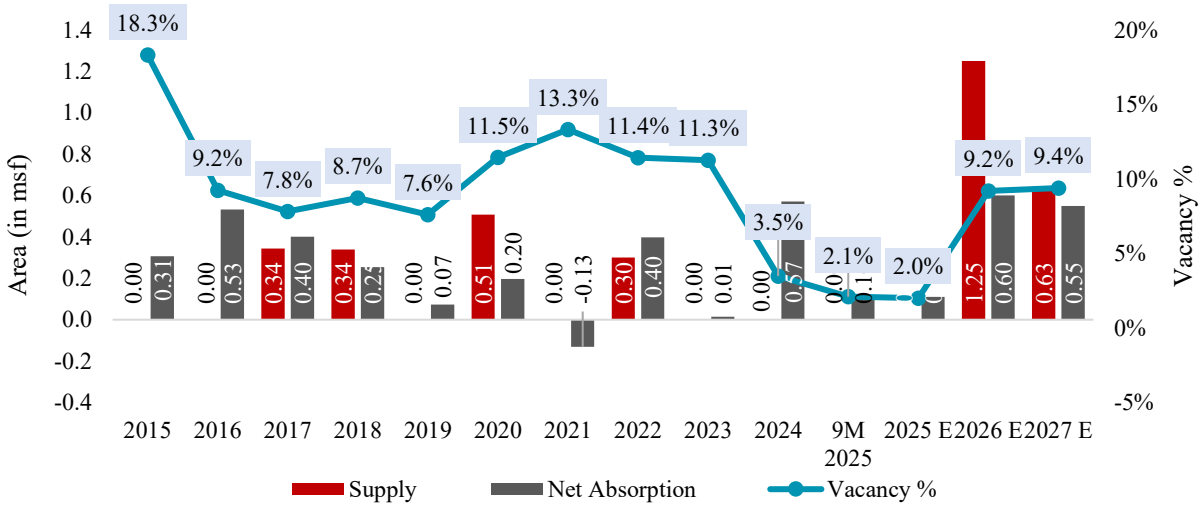
National Highway - 9 (Erstwhile NH - 24) is the primary road connecting Competitive REIT Micro Market to rest of Delhi NCR. Widening of NH - 9 (which is under construction) and development of signal free elevated corridor from Nizamuddin in Delhi up till UP border on NH 9 (currently operational) has significantly enhanced the connectivity of Sector - 62 with rest of NCR. The Competitive REIT Micro Market is also connected through blue line of Delhi Metro Rail. The nearest metro station is Sector – 62 metro station, which is at a distance of approximately 2 km from the Subject Property. Further, Sector - 62 enjoys a signal free connectivity from Sector 18 Noida (through underpass at Sector 18 which joins to a 4.8 km elevated corridor from Sector 28 up till Sector 61). This has significantly improved traffic and vehicular movement for commute to Sector - 62.

Additionally, the 750-meter-long underpass in Sector 71 further brings traffic relief to those travelling from Noida Extension towards Noida City Centre and going further towards Delhi.

3.3 Supply, Absorption and Vacancy analysis

The supply, absorption vacancy trend analysis for Sector - 62, Noida are as follows:

Sector-62, Noida - Supply, Net Absorption & Vacancy Trend Analysis



Notes:

1. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet, excluding non-IT buildings and applying certain other criteria.*
2. *Future supply estimates are based on analysis of proposed and under construction buildings, however future absorption estimates are derived basis past trends, current vacancy and estimated supply.*
3. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

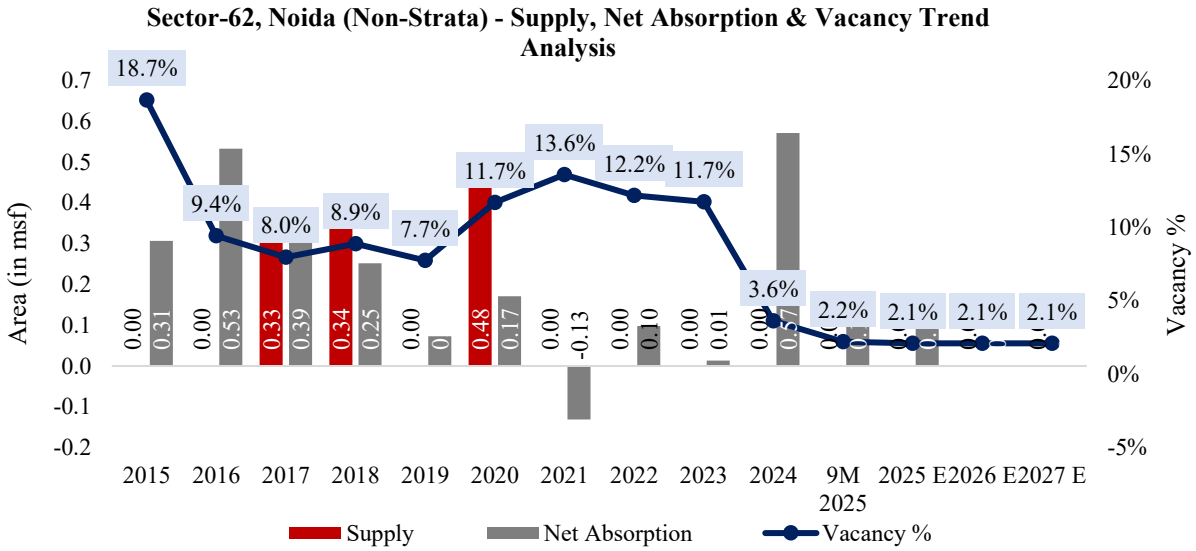
The demand in Sector - 62 is dominated by technology occupiers and therefore, large space take-ups constituting space consolidation / expansion is a norm for the micro market. Thus, a single tenant activity at any time period creates substantial impact in this micro market's parameters. As Noida continues to attract the technology sector, the Competitive REIT Micro Market is expected to have consistent net absorption levels for the next 2-3 years.

Looking ahead, the micro-market is projected to witness a cumulative supply influx of approximately 1.88 msf of strata-owned office space by CY 2027E. This upcoming shift in the supply mix may lead to a gradual increase in overall vacancy levels as the new strata stock enters the market.

As of 9M CY 2025, approximately 96% of the total commercial office stock in Sector 62, Noida comprises non-strata developments, reflecting a strong preference for single-ownership assets within the subject micro-market. This dominance of non-strata stock has supported healthy occupancy levels, with the micro-market recording a low overall vacancy rate of around 2.1% as of 9M CY 2025.

Strata sold developments have historically played a minimal role in this micro-market, with only 0.3 msf of supply added in CY 2022. Between CY 2022 and 9M CY 2025, there has been no further addition of strata-owned office stock, reinforcing the market's institutional character and consistent investor preference for professionally managed, single-owner assets.

3.4 Supply, Net Absorption & Vacancy - Non-Strata



Source: Cushman & Wakefield Research

Notes:

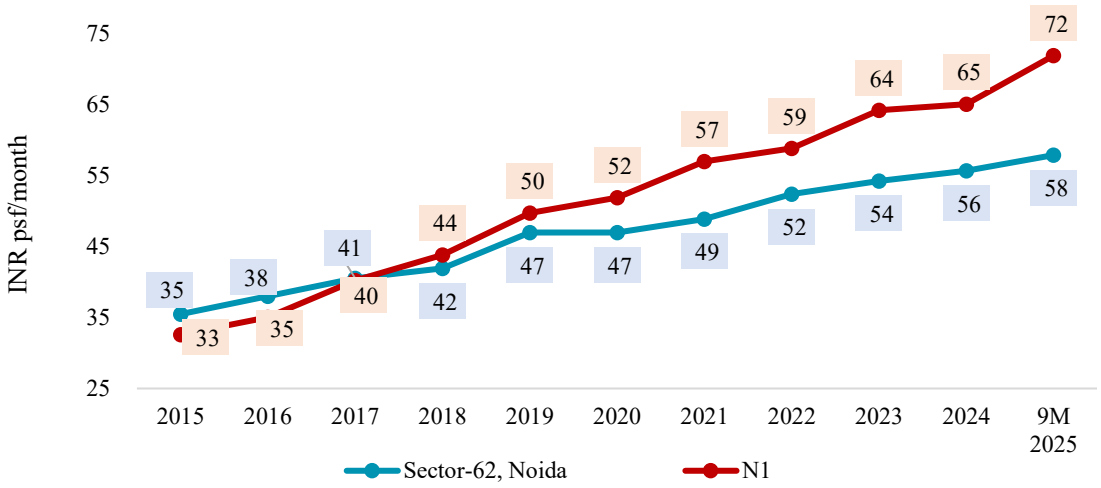
1. *Only Grade A office spaces have been considered for the analysis presented in the above chart.*
2. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area, strata owned and applying certain other criteria.*
3. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

Nonetheless, with no supply planned in next 2.25 years in the non-strata segment, vacancy levels within this category are expected to remain below 5%, underscoring the segment's continued appeal, and resilience in the face of changing supply dynamics.

3.5 Rental Trend Analysis

The rental trend analysis for Sector - 62, Noida and the Subject Property is as follows:

Sector-62, Noida and N1 – Quoted Rental Trend



Source: Cushman and Wakefield Research

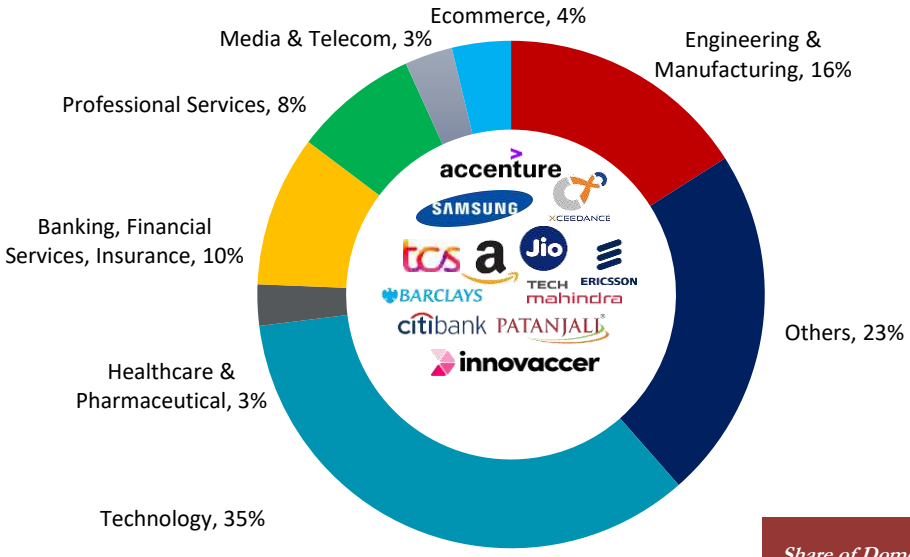
Notes:

1. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet, excluding non-IT buildings and applying certain other criteria.*
2. *The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
3. *Rentals for Candor Techspace N1 have been sourced from client. These are actual transacted rentals which include Fresh leases, Term renewals and space extension by existing tenants, which happened at improved efficiency and the same has been adjusted to asset level efficiency.*
4. *Rentals presented above are weighted average values on completed stock.*

The graph above represents the rental growth rate of N1 versus entire cluster. The analysis suggests that N1 has witnessed a rental growth of 8.5%, as compared to a growth of 5.1% in the Competitive REIT Micro Market over the same period. The difference in rental growth also illustrates occupiers' willingness to pay a premium for the office developments offering better amenities and upgraded infrastructure addressing the superior standards and evolving requirements of the occupiers.

3.6 Sectoral Demand Analysis (CY 2015 – 9M CY 2025)

Key Industries present in Sector-62, Noida
(CY 2015 – 9M CY 2025 ~7.91 msf)



Share of Domestic Occupiers: 51%

Share of Foreign Occupiers: 49%

Source: Cushman and Wakefield Research

Notes:

1. *The lease transactions of less than 10,000 sq. ft. were not considered for Domestic & Foreign occupier bifurcation.*
2. *Others include Automobile, Education, FMCG, Logistics & Shipping, Aviation, Diversified, Real Estate & Related Services, etc. The sectoral absorption analysis is based on gross absorption activity of Noida, Sector - 62 relevant stock i.e., including any relocations, consolidations etc. All pre-commitments & sale/ purchase transactions are excluded from this analysis.*

Sector 62 is dominated by Technology sector which contributed 35% to the leasing activity for the period CY 2015 – 9M CY 2025. The tenants are attracted to the Competitive REIT Micro Market due to availability of larger floor plates, affordable rentals and good connectivity. The technology occupiers in this micro market are involved in the activities of software development, research and development etc. The other prime contributors to the demand are Engineering & Manufacturing (16%), Professional Services (8%) and BFSI (10%) together contributing 34%. The mix of foreign and domestic occupants in Sector - 62, Noida is 49:51.

4 Market Outlook

Sector - 62, Noida comprises some of the well-established office developments i.e., Subject Property, Stellar IT Park, Embassy Galaxy IT Park, Okaya Blue Silicon etc.

From CY 2016 to CY 2019, the competitive REIT micro market experienced vacancy levels ranging between approximately 7.5% and 9%. During CY 2020 and CY 2021 the vacancy levels showed an upward trend owing to limited traction during pandemic and supply addition in the micro market. Since CY 2022, vacancy rates have been on a downward trend due to limited new supply influx. As on 9M CY 2025, the vacancy in the Competitive REIT Micro Market is ~2.1% .

According to the market assessment provided, the current weighted average quoted market rentals of Competitive REIT Micro Market is INR 58 per sq. ft./m and may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters. However, recent transactions at Subject Property have happened at INR 72 per sq ft./m , the difference in achievable rent illustrates occupiers' willingness to pay a premium for the office developments offering better amenities and upgraded infrastructure addressing the superior standards and evolving requirements of the occupiers.

Considering the well-maintained infrastructure, location advantage, improved connectivity (through sector 71 underpass and expansion of Delhi Metro Corridor) and the annual growth rate of 5% in market rentals over medium to long term appears achievable for the Subject Property.

Also, the Competitive REIT Micro Market constitutes large IT Parks which fits well with the requirement of technology sector (largest contributor to demand of Noida). We expect that the factors including growth in the IT-BPM sector, increased interests into Indian offshore centres by several IT/ITeS corporates and GCCs will drive significant demand in the office real estate sector and in turn the Competitive REIT Micro Market.

C SUBJECT PROPERTY REPORT

1 Address, Ownership and Title details of Subject Property

Address:	Plot no. B2, Sector - 62, Noida, Gautam Buddha Nagar, Uttar Pradesh, 201301, India
Ownership and Title details:	Land tenure: Leasehold; and buildings thereupon are owned by Shantiniketan Properties Private Limited, which is 100% owned and controlled by the Brookfield India REIT (refer clause 1.4 and for ownership structure refer Annexure 2).

Source: Client Information

The tenure of the underlying land of the Subject Property is leasehold with lessee being New Okhla Industrial Development Authority (NOIDA Authority). The remaining tenure of the land is ~74 years. Given that the purpose and obligations associated with lease of 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.

1.1 Encumbrances

Unless disclosed and recorded in the Subject Property Report - Part C, the Subject Property is considered to possesses a good and marketable title and is free from any unusually onerous encumbrances with no option or pre-emption rights in relation to the assets except for those created in favour of the lenders, based on the information given in the Title Reports prepared by Ind-Legal (Hereinafter referred to as 'Legal Counsels'). We have not checked and verified the title of the Subject Property.

1.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Shantiniketan Properties Pvt. Ltd. - Lease Rent Paid up to 20.09.2026 (Leased Property).

1.3 Material Litigation

Based on discussions with the Client and Title Reports shared, there are no material litigations relating to the Subject Property or any compounding charges.

1.4 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%

2 Location

2.1 General

The Subject Property is located in Block B, Industrial Area, Sector - 62, Noida. As per Noida master plan 2031, Sector-62 is zoned as an institutional sector. The Subject Property is accessible via 30-meter-wide sector road towards West, which connects to NH - 9 (erstwhile NH - 24) on North and a 45-meter-wide internal road towards East. NH - 9 is the main connecting road, connecting Noida to other cities of NCR. Widening of NH - 9 (which is converted to a 16-lane expressway providing dedicated 8 lanes on the main carriage way and additional 8 lanes for transit traffic to the city nodes) and development of signal free elevated corridor from Nizamuddin in Delhi up till UP border on NH - 9 (currently operational) has significantly enhanced the connectivity of Competitive REIT Micro Market with the rest of NCR.

Sector - 62 is located in the northern part of Noida and abuts NH - 24. The surrounding sectors of the Brookfield India REIT micro markets are 57, 58, 59 and 60 towards South and sector 63 and 64 towards East. Further, it shares its boundaries with Village Khora and Sector - 62 A towards West. Also, the Subject Property enjoys good connectivity from Sector 18 Noida (the city centre of Noida) through underpass at Sector 18, which joins to a 4.8 km elevated corridor from Sector 28 up till Sector 61.

The Subject Property lies in close proximity to Sector - 62 Metro Station, which further enhances its accessibility from different parts of NCR.

The Subject Property is also located in proximity to established residential vectors such as Vaishali, Indirapuram etc which offer a wide range of affordable to high end housing options.

The site location map of the Subject Property is as follows:



Source: Cushman and Wakefield Research
(Map not to scale)

Site Boundaries:

The site boundaries for the Subject Property are as under:

- North: IIM Lucknow Noida Campus
- East: Access Road & Developed Commercial Formats
- West: Access Road & Village Khora
- South: Commercial Office Space

2.2 Accessibility

The Subject Property is well connected to major locations in the city as well as in the NCR via multiple modes of communication. The distances from major landmarks of NCR are as follows:

- Approximately 01 km from NH 24
- Approximately 03 km from Noida Sector - 62 metro station.
- Approximately 07 km from Sector 18, Noida (Noida CBD)
- Approximately 10 km from DND Expressway
- Approximately 16 km from Connaught Place (Delhi CBD)
- Approximately 16 km from New Delhi Railway Station
- Approximately 32 km from Indira Gandhi International Airport

2.3 Ground Conditions

Based on visual inspection, there was no evidence of adverse ground conditions at the Subject Property or immediate vicinity.

2.4 Environmental Considerations

We have not carried out any investigations or tests or been supplied with any information from Client or from any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster the location of the property with respect to risks pertaining to earthquakes, high winds/cyclone and flooding was studied basis the data that has been published on various government websites. Source for the same has been annexed in annexure 9. Noida where the Subject Property/(ies) are located falls in Seismic Zone IV with high damage risk. The city faces high risk in terms of high winds or cyclones too. The Subject Property is located in the Noida which is situated in the Yamuna basin in the area between Yamuna and Hindon. The terrain is generally plain with a gradual slope. Noida has not been affected by floods as per Flood Affected Area Atlas of India 2023. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it for any induced disaster.

2.5 Town Planning and Statutory Considerations

We have not made formal search but have generally relied on readily available information to general public. Our Report is on current use/ current state basis of the Subject Property and we have not considered any Government proposals for road widening or compulsory purchase/ acquisition, or any other statute in force that might affect the Subject Property.

3 Subject Property - Asset Description

The Subject Property constitutes 9 buildings and can be segregated under two components viz. completed and future development buildings. The listing of buildings under each component is as follows:

- The N1 acquisition was a related party transactions and the Gross acquisition price/Purchase price was Rs. 17.8 Billion.
- **Completed buildings with Occupancy Certificate (OC) received** – Block 1, 2, 3, 5, 6, 7 (Amenity Block I and II) and Block 8 (Amenity Block III)
- **Future development buildings** - Block 4A and 4B.

The tower wise break up for the Subject Property is mentioned in the table below:

Particulars	Leasable Area (sq. ft.)	Status	Expected Completion Date
Block 1	2,84,498	Completed	NA
Block 2	4,18,840	Completed	NA
Block 3	3,44,769	Completed	NA
Block 5	5,07,254	Completed	NA
Block 6	3,41,779	Completed	NA
Block 7 *(Amenity Block I)*	25,822	Completed	NA
Block 7 *(Amenity Block II)*	13,358	Completed	NA
Block 8 *(Amenity Block III)*	80,320	Completed	NA
Block 4A	4,40,052	Future Development	Q2 FY 2032-33
Block 4B	4,18,411	Future Development	Q2 FY 2030-31
Total	**28,75,103**		

Source: Architect's Certificate (Date:27th October 2025), Rent Roll as at 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information

3.1 Key Asset Information

Completed Buildings with Occupancy Certificates (OC) received

Particulars	Details
Entity:	Shantiniketan Properties Private Limited
Interest owned by REIT (%):	Subject Property is wholly owned by Shantiniketan Properties Private Limited, which is 100% owned and controlled by the Brookfield India REIT (refer clause 1.4 and for ownership structure refer Annexure 2).
Asset Type:	Approved IT/ITeS
Sub-Market:	Noida Sector – 62
Approved and Existing Usage:	IT/ITeS
Land Area (acres):	~19.250
Freehold/Leasehold:	Leasehold Land
Leasable Area#:	20,16,640 sq. ft.
Occupied Area:	19,79,025 sq. ft.
Committed Occupancy (%)*	98.13%
Current Effective Rent (excluding parking)	~INR 61 per sq. ft. per month (Office tenants only)
Current Effective Rent (excluding parking)	~INR 62 per sq. ft. per month (Office, Retail and Telecom tenants)
Number of Tenants	31 (office)

Source: Architect's Certificate (Date:27th October 2025), Rent Roll as at 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client information.

Note:

**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area*

Future Development - Block 4A

Particulars	Details
Interest owned by REIT (%):	Subject Property is wholly owned by Shantiniketan Properties Private Limited, which is 100% owned and controlled by the Brookfield India REIT (refer clause 1.4 and for ownership structure refer Annexure 2).
Expected completion date of construction:	Q2 2032
Asset type:	Approved IT/ITeS
Sub-market:	Noida Sector - 62
Approved Usage:	IT/ITeS
Leasable Area:	4,40,052 sq. ft.
Status of construction:	Future Development
Approvals received and pending:	No approvals have been obtained as on date of valuation

Source: Architect's Certificate (Date:27th October 2025), and Client Information

Future Development - Block 4B

Particulars	Details
Interest owned by REIT (%):	Subject Property is wholly owned by Shantiniketan Properties Private Limited, which is 100% owned and controlled by the Brookfield India REIT (refer clause 1.4 and for ownership structure refer Annexure 2).
Expected completion date of construction:	Q2 FY 2031
Asset type:	Approved IT/ITeS
Sub-market:	Noida Sector – 62
Approved Usage:	IT/ITeS
Leasable Area:	4,18,411 sq. ft.
Status of construction:	Future Development
Approvals received and pending:	No approvals have been obtained as on date of valuation

Source: Architect's Certificate (Date:27th October 2025), and Client Information

3.2 Subject Property Inspection

Date of Inspection:	The Subject Property comprising 7 operational buildings along with two future development areas was physically inspected on 27th February 2025.
Inspection Details:	The inspection comprised of visual inspection of: a. Operational buildings b. Visits to their key utility areas such as LT electric room, DG Room, Pump room, HVAC installations, power back up, STP, etc, and c. Area provisioned for Future development.

Key Observations:

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

- **Completed/ Operational Buildings:**

  The operational buildings in the campus are Block 1, 2, 3, 5, 6, 7 and Block 8 with OC received collectively admeasuring 20,16,640 sq. ft. of leasable area.

  The operational buildings comprise of:

  a. Office: Five Blocks i.e., 1, 2, 3, 5 and 6, having total leasable area of 18,97,140 sq. ft. are occupied by multiple tenants. Major tenants in these blocks are Barclays, Amazon, Innovaccer Analytics and Landis.

  b. Amenity Blocks: Block 7 includes Amenity Block I & II having total leasable area of 39,180 sq. ft. It constitutes retail area catering to all basic requirements of occupiers viz. F&B (in the form of multi-cuisine food court), 24x7 paramedics, Day Care Centre, bank ATM, salon, convenience store, pharmacy etc. BlueChip is the major tenant in Amenity Block I and Ipsaa & Jubilant in Amenity Block II.

     Block 8 (Amenity Block - III) is having leasable area of 80,320 sq. ft. It offers a separate F&B hub and shall be open to public along with inhouse occupiers. Some F&B tenants including Malabar Coast, Dhaba, The Beer Café, Mamagoto and Haldiram's .

- **Future development:**

  The Future Development includes two buildings which are Block 4A and Block 4B, having leasable area of 4,40,052 sq. ft. and 4,18,411 sq. ft. respectively. The same are expected to be completed by Q2 FY 2033 and Q2 FY 2031 respectively.

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.

Certifications

- N1 has certification of 5- Star rating by the Bureau of Energy Efficiency (BEE) in addition to the group wide ISO 9001, 14001 and OHSAS 18001 Certification, Bureau Veritas Safeguard Label certified, IGBC Platinum-rated, ISO 50001:2018 Energy Management certification, British Safety Council 4-star rated campus.

Parking

- The large parking requirement is catered by multilevel basements and open area parking slots contributing to 4,195 (including future developments) parking spaces.

Other Observations

- The Subject Property has two entry and two exit points which are managed according to the campus traffic circulation plan.
- The visual inspection of the buildings and the future development area did not reveal any cause of concern with no visible signs of any disrepair or ill maintenance.
- The utility areas also appeared well maintained, visually.
- No instances of any major logging or water accumulation were observed during the inspection.

Source: Architect's Certificate (Date:27th October 2025), Rent Roll as at 30th September 2025

Note:

a. 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 are based completely on visual survey.

b. The increase in leasable area is due to change in efficiency.

3.3 Investigation and nature and source of information

The Valuer undertook physical visits 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 its maintenance / upkeep.

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 Cushman and Wakefield who were appointed by the Client to undertake market research and portfolio analysis of the assets 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

The Valuer relied on the following information and documents shared by the Client with respect to the Subject Property:

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.

Architect's Certificate (Date:27th October 2025) mentioning site areas and Subject Property areas.

Relevant approval documents from competent authorities regarding occupancy, operations and fire safety with respect to specific buildings in the Subject Property.

Lease agreements and commercial clauses thereof for major tenants on a sample basis.

Masterplan/ Development plan applicable in the jurisdiction of the Subject Property.

Management representation regarding the following:

- Major repairs undertaken and proposed in the Subject Property (*please refer Annexure 8*)
- Statement of Assets
- Revenue pendency, if any
- Options or rights of pre-emption and any other encumbrances concerning or affecting the Subject Property.

3.4 Tenant Profile

As of 30th September 2025, the Subject Property's top 10 tenants account for ~68% of the leased area and ~65% of the gross rental income (including office and retail tenants).

Rank	Top 10 Tenants according to Leased Area	Leased Area (sq. ft.)
1	Barclays	3,82,399
2	Mindtree	1,52,586
3	ION Trading	1,52,426
4	Amazon*	1,37,708
5	Landis	1,30,871
6	Innovaccer	1,12,121
7	Pine Labs	97,837
8	Xceedance	62,474
9	Pentair	57,541
10	Acidaes Solutions	55,135
	Total	**13,41,098**

Source: Rent Roll as at 30th September 2025 and Client Information

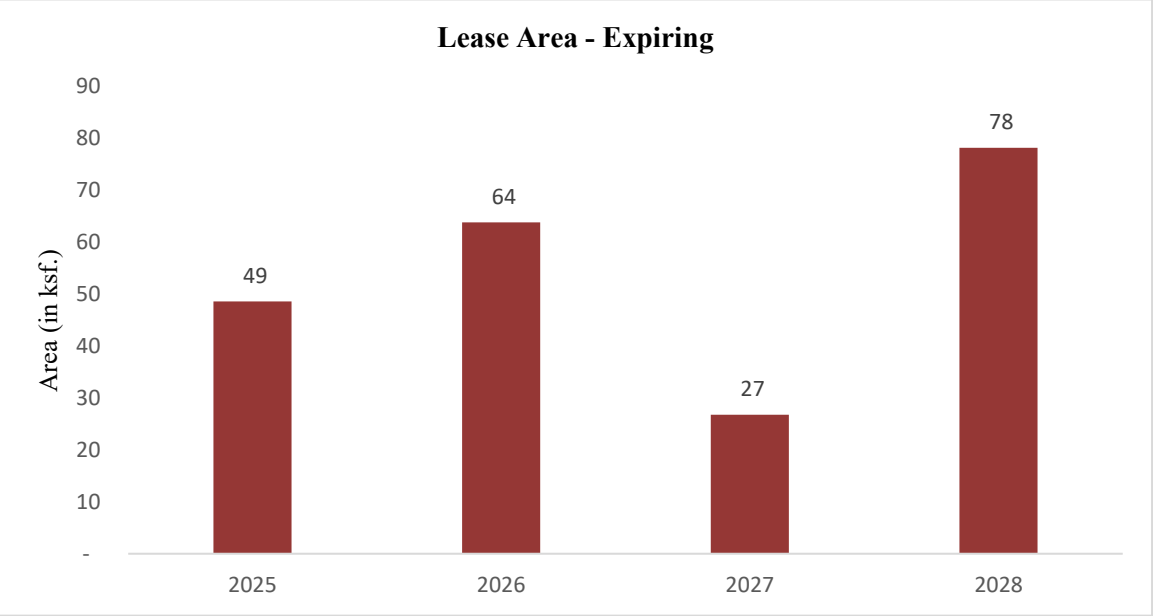
Rank	Top 10 Tenants according to Gross Rentals	Share of Gross Rentals
1	Barclays	19%
2	ION Trading	8%
3	Mindtree	8%
4	Landis	6%
5	Amazon*	6%
6	Innovaccer	5%
7	Pine Labs	5%
8	Xceedance	3%
9	Pentair	3%
10	Acidaes	3%
	Total	**66%**

Source: Rent Roll as at 30th September 2025 and Client Information

**Amazon includes area leased to Amazon Development Centre (India) Private Limited and Amazon Pay India Private Limited.*

3.5 Lease Expiry Profile

The Weighted Average Lease Expiry (WALE) of the Subject Property is 8.3 years, with ~11% of occupied area expiring between 2025 and 2028 as shown in the chart below (including office, retail and telecom tenants).



Source: Rent Roll as at 30th September 2025 and Client Information

Notes:

1. *The chart is prepared on the basis of Calendar Year.*
2. *Here, 2025 represents period starting from 1st October 2025 to 31st December 2025.*

4 Valuation Approach and Methodology

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 property under review.

As the first step to the valuation of the asset, the rent roll and lease deeds were reviewed to identify tenancy characteristics for the asset.

Property Documents and architect certificates as mentioned in earlier sections of the report were reviewed for validation of area details and ownership interests of the Subject Property.

Physical site inspections were undertaken to assess the current status of the Subject Property.

4.2 Micro-market Review:

For the purpose of the valuation exercise, reliance has been placed on the market report prepared by Cushman and Wakefield (C&WI), who 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 Cushman and Wakefield and readily available information in 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 completed 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 releasing).

4.3 Cash Flow Projections:

1. The Subject Property is a completed building. The cash flows have been projected as mentioned below to arrive at the value estimate.
2. Net operating income (NOI) has primarily been used to arrive at the value of the Subject Property. The steps given below 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 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:

   Step 1: Projecting the rental income as per the existing lease terms for a cashflow period of 10 years.

   Step 2: Generating a market led rental income stream for identified tenancies for the time period similar to the cash flows drawn in the aforementioned step.

   Step 3: Computing the monthly rental income projected as part of Step 1and 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).
3. Recurring operational expenses, and vacancy provision 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.
4. The net income on quarterly basis has been projected over the next 10 years and the one year forward NOI (for 11th year) as of end of year 10 has been capitalized to assess the terminal value of the development. The quarterly net cash flows over the next 10 years along with the terminal value estimated at the end of year 10 have been discounted at a suitable discount rate to arrive at the net present value of the cash flows accruing to the Subject Property through this approach.

4.4 Information Sources:

Property related information relied upon for the valuation exercise has been provided to the Valuer by the Client and the market data has been provided by Cushman and Wakefield, unless otherwise mentioned. 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 only to ensure its correctness.

5 Assumptions considered in Valuation (DCF Method)

The following assumptions have been made to arrive at the market value of the Subject Property as on 30th September 2025:

Cashflow Period	Unit	Details
Valuation Date	Date	30th-Sep-25
Cashflow period	Years	10
Cashflow exit period	End Date	30th-Sep-25

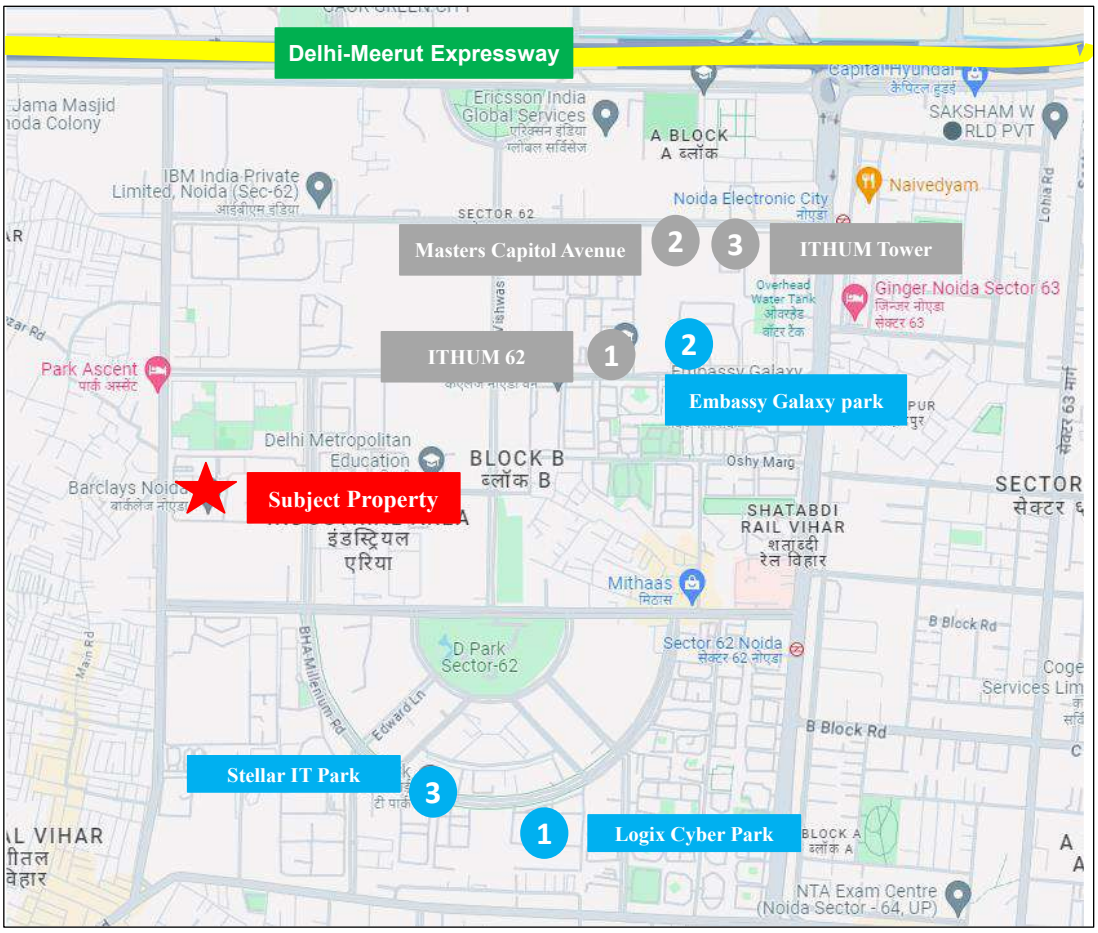
Subject Property Details: Completed Property

Subject Property Details	Unit	Details
Total Leasable Area	sq. ft.	2,016,640
Area Leased	sq. ft.	1,979,025
Committed Occupancy*	%	98.13%
Vacant Area	sq. ft.	37,615
Vacancy	%	1.87%
Stabilized Vacancy	%	2.5%
Further Leasing#	sq. ft.	-
Existing Lease Rollovers	%	99.35%
Rent Free Period - Existing Leases	Months	1
Rent Free Period - New Leases	Months	4
Total Parking Slots	#	4,195
Estimated Leasing Period	# of quarters	-

Source: Architect's Certificate (Date:27th October 2025), Rent Roll as at 30th September 2025.
Note: Further Leasing and Estimated Leasing Period relate to the existing Vacant Area.
**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area.*

- **Rent-free period:** In accordance with market benchmarks for Grade A properties, rent-free period of one month has been considered for existing lease rollovers and four months for new leases.
- **Future absorption:**
  - Over 2022 – 9M CY 2025, the Sector - 62, Noida micro market has witnessed an average annual net absorption of approximately 0.29 msf.
  - Going forward, the micro market is expected to have an average annual demand of approximately 0.51 msf per annum till CY 2027E.
  - As the subject property is 98.13% leased, hence there is no area to be further leased.

Subject Property and Relevant Existing Supply in the Sector - 62 Micro Market



Source: Cushman and Wakefield Research
(Map not to scale)

Note: Blue boxes signify existing supply and grey box signify upcoming supply.

Revenue Assumptions

Revenue Assumptions	Unit	Details
Achievable Market Rent- Office (Base)	Per sq. ft. per month	INR 66.50
Achievable Market Rent- Retail (Base)	Per sq. ft. per month	INR 83.00
Achievable Market Rent - Office (including Parking)	Per sq. ft. per month	INR 68.50
Achievable Market Rent - Retail (including Parking)	Per sq. ft. per month	INR 85.00
Rental Growth Rate (from FY'27 onwards)	% p.a.	5.0%
O&M Markup Growth Rate – FY 27 onwards	% p.a.	4.0%
O&M Markup Growth Rate (CIOP Margin) (from FY'27 onwards)*	% p.a.	5.0%
Normal Market Lease Tenure	# of years	9
Normal Market Escalation at end	# of years	3
Market Escalation at the end of Escalation period	%	15%
O&M Markup for future leases	Per sq. ft. per month	INR 8.12

*Note: *CIOP (Candor India Office Park) provides project management services to the Subject Property of Brookfield India REIT which include services pertaining to construction, operations, procurement, accounting, legal and compliance services.*

- **Market rent - office:**
  - 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).

Lease Transactions for FY' 2025 and 2026

Tenants	Year	Area (sq. ft)	Rent (INR per sq. ft./ month) Including Parking
Healthcare Services	2026	500	80
Financial Services	2026	10,800	63
Professional Services	2025	29,180	67
Professional Services	2025	35,273	65
Financial Services	2025	15,000	72
IT Company	2025	29,180	73

Source: Rent roll as at 30th September2025 and Client Information

The leases have taken place at lower efficiency therefore rental has been adjusted to asset level efficiency which is 80%.

  - Considering the location, accessibility, quality, size of the building, and the recent transaction that has taken place in the Subject Property, it can reasonably be assumed that the Subject Property shall be able to command a monthly rental of INR 68.5 per sq. ft. per month (including parking charges) i.e. an increase INR 2 per sq. ft. per month from previous assumption of INR 66.5 per sq. ft. per month (including parking charges).

- **Market rent growth rate:** Considering the balanced absorption and future supply profile in the competitive REIT micro-market, we expect annual growth in achievable market rentals to be in the range of 5-6% in the medium to long term.

  Considering the well-maintained infrastructure, key location, improved connectivity (through planned elevated corridors and underpasses and expansion of metro network), increasing trend in return to office, the annual. We expect the demand to increase over FY'27 onwards. Hence, we have considered an annual rental growth rate of 5.0%.

- **Other income:** We have been provided with other income for Visitor Car Park, Signage, ATM, Telecom Tower, Kiosk, Event, Vending Machine, service connection and other charges and miscellaneous income. We have considered an annual growth of 5% on other income.
- **O&M Mark-up:** O&M revenues and expenses were shared by the client. O&M Mark-up constitutes two components, namely, O&M Mark-up including sinking fund and CIOP Mark-up. Since O&M revenues include sinking fund which is being charged at a constant rate without any growth assumed on it, the growth rate for O&M Mark-up has been suitably adjusted to normalise it over the future tenure. The O&M Mark-up for the Subject Property for FY'26 ranges from INR 6 -13 per sq. ft. per month. Further, the total CIOP expense for the period between 1st October 2025 - 31st Dec 2033 for the Subject Property is considered to be INR 582 Million and has been escalated at 8.0 % annually for subsequent years. Thus, for the CIOP expense of the period, the tenants are charged INR 3.84 – 8.96 per sq. ft. per month, based on their tenancy type on account of CIOP expense plus Mark-up.
- **Efficiency:** In order to normalise the efficiency at which the leases have happened in the Subject property over the past six months, we have decreased the efficiency of the existing leases to 70% where it was more than 70%, when the area gets re-leased on expiry.
- **Projected NOI Growth:**

  Considering the above-discussed assumptions on rental growth, market trends, supply-demand conditions, and macroeconomic factors, the projected Net Operating Income (NOI) growth for the assets has been arrived at as detailed below:

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn)	1,742	1,883	1,951	2,036	2,197	2,254	2,352	2,571	2,659	2,875	3,031
Growth		8%	4%	4%	8%	3%	4%	9%	3%	8%	5%

Operating Cost Assumptions

Cost Assumptions	Unit	Details
Brokerage cost (Renewal/Release)	Month Rent	1 Month Rent
Brokerage cost (New Lease)	Month Rent	2 Month Rent
Other Costs for vacant area for the property owner	Per sq. ft./month	INR 9.39
Land Lease Payment Rent	Per sq. ft./month	INR 0.32
Cost Escalation	% p.a.	5.0%
Transaction Cost on sale	% of Terminal Value	1.0%
Maintenance Capex as % of Revenue (Base Rent + Parking)	%	2.0%

Note: General development expenditure of INR 100 million to be incurred on the Subject Property.

- **Brokerage:** In accordance with the market benchmarks for Grade A properties, we have assumed brokerage expense amounting to two months for new leases and one month for existing lease rollovers.
- **Lease Rent Payments:** The Subject Property being the leasehold property involves lease rent payments of INR 7.64 million per annum (as per the information provided by Client). It will be escalated by 50% in FY' 27 and FY 2028.
- **Transaction cost** has been assumed at 1% of the terminal value and is expected to be incurred towards brokerage, transaction fees, etc.
- The cost escalation/inflation assumption of 5.0% per annum has been determined based on consumer inflation trends observed in the Indian economy. This rate reflects average taken for historical inflation data for past 10 years from 2015 to 2024. Below is a table presenting the consumer inflation rate across various years:

Year	Inflation (%)
2015	4.91%
2016	4.95%
2017	3.33%
2018	3.94%
2019	3.73%
2020	6.62%
2021	5.13%
2022	6.70%
2023	5.65%
2024	4.95%

Source: World Bank

Discount Rate & Capitalisation rate assumptions

- **Capitalization Rate:**

Capitalization rate ("Cap rate") is a real estate industry metric referring to the ratio of the Net Operating Income (NOI) arising rental income to their gross asset value, indicating the expected income yield of the investor from concerned property. It reflects the expectation of the investor on stability of rental income driven by the asset quality, tenant profile, market demand-supply dynamics and macro-economic expectations on prevailing risk free/ low risk interest rates.

The capitalization rate adopted for valuing various assets has been based on factors such as:

- Relevant parameters of some key investments in comparable properties of similar quality, use, tenant profile made by institutional real estate investors were perused. Further, considering that these investments have been made through institutional player, the cap rate for the Subject Property was suitably adjusted.

  The selected comparable investments consist of investment-grade A properties with a similar tenant profile, commercial usage backed by institutional investors. These properties primarily include large office parks, aligning closely with the characteristics of the REIT properties. Considering these criteria, following comparable transactions have been analyzed to derive the capitalization rate:

Name of Seller	Name of Buyer	Location	City	Name of Building	Type of Building	Year of Transaction	Area (sq. ft.)	Deal Size (INR mn)	Capitalization Rate
Shapoorji Pallonji-Allianz	GIC	Gachibowli	Hyderabad	Waverock 2.1	Commercial	2024	22,84,918	21,500	~8%
MFAR Developers	Edelweiss Alternatives	Outer Ring Road	Bangalore	Embassy Manyata Tech Park	Commercial	2024	11,00,000	15,000	~8%
Kalyani Developers	Tablespace Technologies	Whitefield	Bangalore	Kalyani Camellia	Commercial	2024	5,00,000	5,000	~8%
Bhartiya Group	GIC	Hebbal	Bangalore	Bhartiya City	Commercial	2023	30,00,000	28,000	~8%
Brookfield Asset Management	GIC & Brookfield REIT	Powai	Mumbai	9 Grade A Properties in Downtown Powai	Commercial	2023	27,00,000	65,000	~8%
Brookfield Properties	Brookfield REIT & GIC	Gurugram	NCR	Candor Techspace G1	Commercial	2023	37,98,366	47,250	~8%
Salarpuria Sattva	Continental Automotive	Electronic city	Bangalore	South Gate	Commercial	2022	8,50,885	7,516	8.32%
TRIL Properties	CPPIB	Suburban South	Chennai	TRIL Info Park	Commercial	2022	46,67,000	63,000	~7.6% - 7.7%
Embassy Property Developments Pvt. Ltd.	Embassy Office Parks REIT	ORR, Bangalore	Bangalore	Embassy Tech Village	Commercial	2020	91,00,000	97,824	7.50%

- *Source: Secondary Market Research*
- *Note: The above information is based on information published in public domain and discussions with various market players.*

Based on these considerations, an exit capitalisation rate ranging between 7.5% and 8.5% has been adopted, with the lower end of the range applied to assets demonstrating superior performance and fundamentals within the portfolio. Thus we have considered the cap rate as 8% for the valuation of Candor Techspace N1.

- **Discount Rate**

  The discount rate applied to the available cash flows reflects the opportunity cost to all the capital providers, namely shareholders (Cost of Equity) and creditors (Cost of Debt), weighted by the relative contribution to the total capital of the company (WACC). The opportunity cost to the capital provider equals the rate of return the capital provider expects to earn on other investments of equivalent risk.

  - **Cost of Debt**

    The cost of debt is the return that a company provides to its debtholders and creditors. These capital providers need to be compensated for any risk exposure that comes with lending to a company. The cost of debt for real estate assets is often influenced by the stage of development of the asset. The mature and income-generating assets are considered less risky, leading to lower interest rates. In this context, the cost of debt for Brookfield India REIT properties is benchmarked to the interest rates observed in REITs, as all bear similar characteristics in terms of type and development status of properties. Since a major portion of REITs' portfolios consists of completed, income-generating assets, the cost of debt aligns more closely with the Lease Rent Discounting (LRD) rate.

    This approach ensures that the cost of debt is aligned with the risk profile of the property and current market conditions,

    Please find below Cost of Debt for Comparable REIT.

REIT	Jun-25
Embassy Office Parks REIT	7.55%
Mindspace Business Park REIT	7.84%
Brookfield India Real Estate Trust	8.10%
Knowledge Realty Trust	8.99%

Source: Analyst Presentation for respective REIT

    The cost of debt for September 2025 valuation has been taken at 8.4 % basis the range of cost of debt for the REITs as mentioned in the above table.

  - **Cost of Equity**

    We have considered the cost of equity at 14.50% as per the market return expectations of various investors for commercial office. Apart from that we have also benchmarked CAPM model and inputs of same is detailed out as under

    - We have considered risk free rate of 6.96% based on average 10-year treasury bond yield.
    - For calculation of beta, we have benchmarked industry (Nifty Realty Index). We have considered average 5-year Beta of Nifty Realty index with respect to Nifty 50.
    - We have considered market risk premium of 5.59% based on the returns of broad-based BSE 500 stock index for the past 10 to 15 years.

  - **Debt-Equity Ratio (weightage of WACC)**

    As discussed earlier, the cost of debt has been derived based on prevailing LRD rates, while the cost of equity has been calibrated to account for both asset-specific and market-specific factors, reflecting investor expectations from an operational Grade A office spaces. Additionally, the debt-to-equity mix has been determined considering the typical LRD tenures and the extent to which debt financing contributes to the overall asset value.

It may be noted basis management representation that the current debt equity structure of Brookfield India REIT is 30:70. However, the SEBI REIT Regulations states that the maximum permissible limit for debt is 49%. Hence, we have considered the debt and equity mix of 45% and 55% which lies well within the limit specified as per the SEBI REIT Regulations and is also accepted by the market participants.

Derivation of WACC

Based on above, the following WACC rate has been assumed for completed commercial assets part of the Brookfield India REIT:

	Cost	Weightage	
Cost of Debt	**8.4%**	**45.0%**	**~11.75%**
Cost of Equity	**14.5%**	**55.0%**	

Note: As per management representation planned debt equity structure for Brookfield India REIT is 45:55.

Future Development

Please note that all assumptions mentioned above under the "Completed Property" section hold true for "Future development" buildings. The exceptions, if any, are as elaborated below:

Subject Property Details

Subject Property Details	Unit	Block 4A	Block 4B
Total Leasable Area	sq. ft.	440,052	418,411
Stabilized Vacancy	%	2.5%	2.5%
Rent Free Period - New Leases	Months	4	4
Total Parking Slots	#	1,157	
Estimated Leasing Period	# of quarters	8	8

Source: Architect's Certificate (Date:27th October 2025), Rent Roll as at 30th September 2025.

Construction Related Assumptions

Construction Related Assumptions	Unit	Block 4A	Block 4B
Start Date of Construction	Month/Year	Apr-29	Apr-27
End Date of Construction*	Month/Year	Sep-32	Sep-30
Total Construction Cost[3]	INR Million	2,266	2,002

**Expected date of receiving occupancy certificate as per the management representation*

Notes:

1. *Reliance on Client inputs for the assumptions relating to construction.*
2. *The assumptions on cost to be incurred for future developments as well as for under construction projects are based on inputs provided from the client while applying independent professional judgement by the valuer.*
3. *Total Construction Cost includes cost of development of the common areas in the Subject Property.*

Revenue Assumptions

Revenue Assumptions	Unit	Details
Achievable Market Rent- Office (Base)	Per sq. ft. per month	INR 64.50
Achievable Market Rent- Retail (Base)	Per sq. ft. per month	INR 83.00
Achievable Market Rent - Office (including Parking)	Per sq. ft. per month	INR 68.50
Achievable Market Rent - Retail (including Parking)	Per sq. ft. per month	INR 85.00
Rental Growth Rate (for FY'27 onwards)	% p.a.	5.0%
O&M Markup Growth Rate - FY 27 onwards	% p.a.	4.0%
O&M Markup Growth Rate (CIOP Margin) FY 27 onwards	% p.a.	5.0%
Normal Market Lease Tenure	# of years	9
Normal Market Escalation at end	# of years	3
Market Escalation at the end of escalation period	%	15%
O&M Markup for future leases	Per sq. ft. per month	INR 8.12

- The cost escalation/inflation assumption of 5.0% per annum has been determined based on similar portfolios and which further corroborates with general consumer inflation trends observed in the Indian economy. This rate reflects average taken for historical inflation data for past 10 years from 2015 to 2024. Below is a table presenting the consumer inflation rate across various years:

Year	Inflation (%)
2015	4.91%
2016	4.95%
2017	3.33%
2018	3.94%
2019	3.73%
2020	6.62%
2021	5.13%
2022	6.70%
2023	5.65%
2024	4.95%

Source: World Bank

Capitalization Rate and Discount Rate

- With reference to the explanation in completed property section, the cap rate for the Subject Property has been assumed to be 8% in line with the available market information applied on the one year forward NOI in the terminal year.
- Cost of debt for under construction properties is considered based on prevailing construction finance rates at 10%.
- Additionally, the proportion of debt and equity has been derived considering the leverage extended for construction of Grade A office developments based on industry benchmarks and feedback received from financial institutions.

- The derived discount rate of 13% is arrived basis the assumption that the properties would have a higher discount rate during the construction period.

6 Market Value

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property (Completed and Future Development) comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property, as on 30th September 2025, is as follows:

Component	Market Value as on	In Figures	In Words
Completed Buildings	30th September 2025	INR 24,740-Million	Indian Rupees Twenty – Four Billion Seven Hundred and Forty Million Only
Future Developments	30th September 2025	INR 3,263 Million	Indian Rupees Three - Billion Two-Hundred and Sixty-Three Million Only

REIT's share in asset: 100%

Market Value Progression

Component	Market Value (INR Mn) as on		
	30th September 2022**	30th September 2023	30th September 2024
Completed Buildings	INR 19,550 Million	INR 22,056 Million	INR 23,292 Million
Future Developments	INR 2,746 Million	INR 3,240 Million	INR 3,355 Million
	31st March 2023	31st March 2024	31st March 2025
Completed Buildings	INR 21,271 Million	INR 22,360 Million	INR 23,919 Million
Future Developments	INR 2,974 Million	INR 3,263 Million	INR 3,157 Million

*Note: ** The valuations as of the specified date were conducted by another valuer. Therefore, the market value has been provided by Brookfield REIT Management, sourced from their website. For more details, please visit– www.brookfieldindiareit.in*

Ready Reckoner Rate

Component	Rate
Carpet area	INR 2,14,000 per sq. meters.
Land area	INR 72,000 per sq. meters.

For reference, please refer Annexure 7.

I, L. Anuradha, the Valuer for the Subject Property, hereby declare that:

• I am fully competent to undertake the valuation,

• I am independent and have prepared the report on a fair and unbiased basis, and

• I have valued the properties based on the valuation standards as specified under sub-regulation 10 of regulation 21 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014

Prepared by



(L.Anuradha)

IBBI/RV/02/2022/14979

D ANNEXURES

Annexure 1: Cash Flows

Completed Buildings - Block 1, 2, 3, 5,6, 7 and 8

Years		1	2	3	4	5	6	7	8	9	10	11
Particulars	Unit	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35	30-Sep-36
OPERATING INCOME												
Lease Rentals (including Parking income)	INR Million	1,461.5	1,592.0	1,651.2	1,723.9	1,872.5	1,917.0	2,000.3	2,202.2	2,275.1	2,474.8	2616.2
O&M Markup	INR Million	276.8	291.5	302.6	314.2	325.8	337.8	351.2	367.2	381.8	396.8	410.8
Other Income (Telecom, Promotional, Visitor Parking & Misc. Activities)	INR Million	13.3	13.9	14.6	15.4	16.1	16.9	17.8	18.7	19.6	20.6	21.6
Total Income from occupancy	INR Million	1,751.6	1,897.4	1,968.4	2,053.5	2,214.4	2,271.7	2,369.3	2,588.1	2,676.4	2,892.2	3048.7
OPERATING COSTS												
CAM Costs For Vacant Areas	INR Million	-	-	-	-	-	-	-	-	-	-	0.0
Lease Rent Payments	INR Million	(9.7)	(14.5)	(17.4)	(17.4)	(17.4)	(17.4)	(17.5)	(17.5)	(17.5)	(17.5)	-17.5
Total Operating Costs	INR Million	(9.7)	(14.5)	(17.4)	(17.4)	(17.4)	(17.4)	(17.5)	(17.5)	(17.5)	(17.5)	-17.5
Net operating Income	INR Million	1,741.8	1,882.9	1,951.0	2,036.1	2,197.0	2,254.2	2,351.9	2,570.6	2,659.0	2,874.7	3031.2
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	37,889.6	
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(378.9)	
Total Net Income	INR Million	1,741.8	1,882.9	1,951.0	2,036.1	2,197.0	2,254.2	2,351.9	2,570.6	2,659.0	40,385.4	
Maintainence Capex	INR Million	(29.2)	(31.8)	(33.0)	(34.5)	(37.4)	(38.3)	(40.0)	(44.0)	(45.5)	(49.5)	
Brokerage Expenses	INR Million	(6.1)	(0.0)	(6.9)	(2.3)	(0.1)	(3.8)	(32.4)	(30.1)	(36.1)	(15.8)	
Total Construction Costs	INR Million	(60.7)	(39.8)	-	-	-	-	-	-	-	-	
Net Cashflows	INR Million	1,645.8	1,811.3	1,911.1	1,999.2	2,159.4	2,212.1	2,279.5	2,496.4	2,577.3	40,320.0	

Note: We have arrived at the valuation using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Future Development - Block 4A

Years		1	2	3	4	5	6	7	8	9	10	11
Particulars	Unit	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35	30-Sep-36
OPERATING INCOME												
Lease Rentals (including Parking income)	INR Million	-	-	-	-	-	-	-	88.8	363.8	521.4	550.0
O&M Markup	INR Million	-	-	-	-	-	-	-	34.7	89.1	106.9	111.6
Total Income from occupancy	INR Million	-	-	-	-	-	-	-	123.5	452.9	628.2	661.6
OPERATING COSTS												
CAM Costs For Vacant Areas	INR Million	-	-	-	-	-	-	-	(46.3)	(9.9)	-	-
Lease Rent Payments	INR Million	(2.2)	(2.6)	(2.6)	(2.6)	(2.6)	(2.6)	(2.6)	(2.7)	(2.7)	(2.7)	(2.7)
Net operating Income	INR Million	(2.2)	(2.6)	(2.6)	(2.6)	(2.6)	(2.6)	(2.6)	74.5	440.4	625.6	658.9
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	8,236.4	-
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(82.4)	-
Total Net Income	INR Million	(2.2)	(2.6)	(2.6)	(2.6)	(2.6)	(2.6)	(2.6)	74.5	440.4	8,779.6	
Maintenance Capex		-	-	-	-	-	-	-	(1.8)	(7.3)	(10.4)	-
Brokerage Expenses	INR Million	-	-	-	-	-	-	-	(46.8)	(40.4)	-	-
Total Construction Costs	INR Million	-	-	-	(323.7)	(647.4)	(647.4)	(647.4)	-	-	-	-
Net Cashflows	INR Million	(2.2)	(2.6)	(2.6)	(326.3)	(650.0)	(650.0)	(650.0)	25.9	392.6	8,769.2	

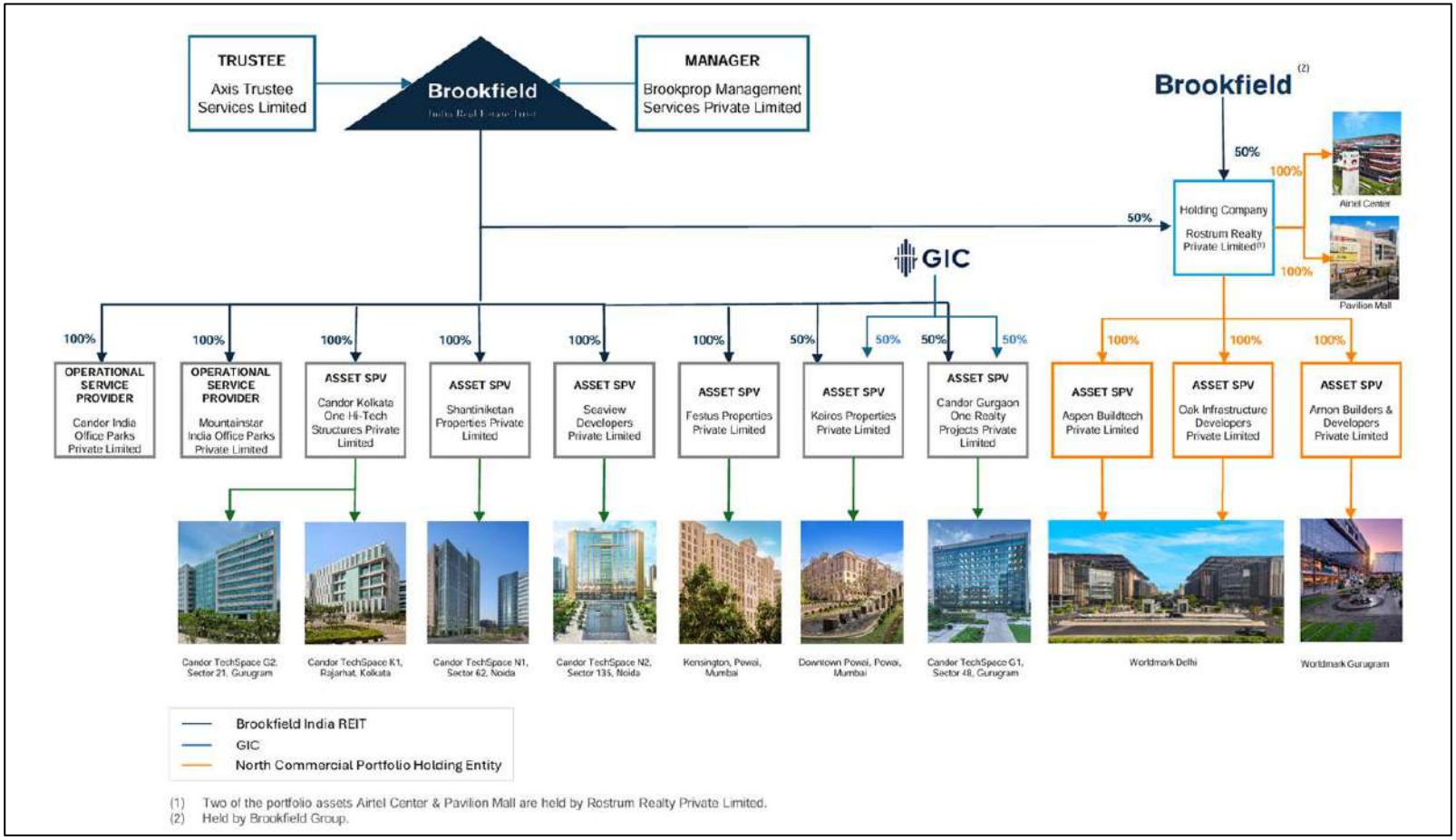
Note: We have arrived at the valuation using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Future Development- Block 4B

Years		1	2	3	4	5	6	7	8	9	10	11
Particulars	Unit	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35	30-Sep-36
OPERATING INCOME												
Lease Rentals (including Parking income)	INR Million	-	-	-	-	-	82.1	322.4	453.9	484.5	518.0	528.8
O&M Markup	INR Million	-	-	-	-	-	32.6	77.6	93.2	97.3	101.6	106.1
Total Income from occupancy	**INR Million**	-	-	-	-	-	114.7	399.9	547.0	581.8	619.6	634.9
OPERATING COSTS												
CAM Costs For Vacant Areas	INR Million	-	-	-	-	-	(38.3)	(8.6)	-	-	-	-
Lease Rent Payments	INR Million	(2.1)	(2.5)	(2.5)	(2.5)	(2.5)	(2.5)	(2.5)	(2.5)	(2.5)	(2.5)	(2.5)
Net operating Income	**INR Million**	(2.1)	(2.5)	(2.5)	(2.5)	(2.5)	73.9	388.8	544.5	579.3	617.1	632.4
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	7,904.8	
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(79.0)	
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-	-	
Total Net Income	**INR Million**	(2.1)	(2.5)	(2.5)	(2.5)	(2.5)	73.9	388.8	544.5	579.3	8,442.8	
Maintenance CAPEX	INR Million	-	-	-	-	-	(1.6)	(6.4)	(9.1)	(9.7)	(10.4)	
Brokerage Expenses	INR Million	-	-	-	-	-	(43.6)	(33.0)	-	-	-	
Total Construction Costs	INR Million	-	(286.0)	(572.0)	(572.0)	(572.0)	-	-	-	-	-	
Net Cashflows	**INR Million**	(2.1)	(288.5)	(574.4)	(574.4)	(574.4)	28.6	349.4	535.4	569.6	8,432.4	

Note: We have arrived at the valuation using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

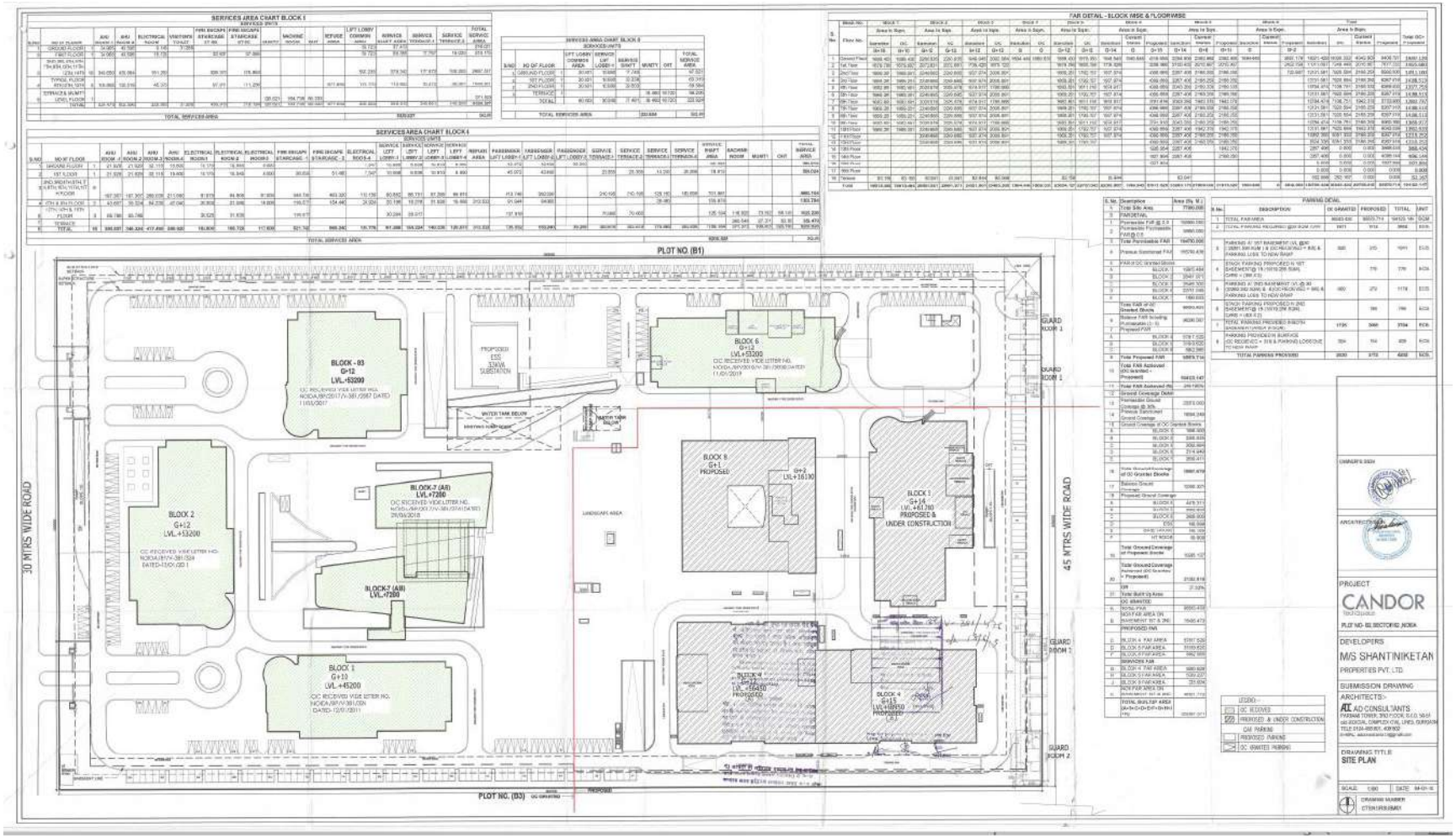
Annexure 2: Ownership Structure



Source: Client
Note:

By way of a scheme of amalgamation filed with the NCLT, Candor Gurgaon 2 has merged into Candor Kolkata. The NCLT has approved the scheme by way of its order dated 8 August 2019 and has approved the application for rectification of the aforesaid order by way of its order dated 14 November 2019. The scheme has been made effective from 4 May 2020 with the approval of the BoA dated 5 March 2020 and ROC, Mumbai dated 4 May 2020

Annexure 3: Site Layout (Complete & Future Development)



Source: Client

Annexure 4: Subject Property's Photographs



View of Block 5



View of Block 2



View of Block 1



View of Block 6



View of Amenity Block (Block 7)



View of Amenity Block (Block 8)



View of LT Panel Room



View of Pump Room



View of Block 4A & 4B (Future Development)



View of Parking



View of Food Court



View of Food Court



View of Access Road

Annexure 5: Statement of Key assets

Building	No/Name	Phase -1 (Tower -1,2,3)				Phase -2 (Tower -6)			
No of DG Capacity	KVA	5 X 1500 KVA				4 x 1500 KVA			
No of Transformer/Capacity	KVA	4 X 2000 KVA & 3 X 8000 KVA				4 X 2000 KVA			
Chiller Rating	Tr	4 X 750 TR & 1 X 400 TR				2 X 850TR			
Cooling Tower	Tr	HVAC: 850TR X 4 DG: 150TR X 4				HVAC: 1000TR X 2 DG: 150TR X 4			
FF System (Pumps & Engine)	KW/HP	Jocky: 2 X 10.5 HP X 125 HP Sprinkler: 1 Hydrant: 1 X 127 HP Curtain Pump: 1 X 40 HP Fire Engine: 1 X 127 HP				Curtain Pump: 1 X 75 HP Fire Engine: 1 X 122 HP, 1 X 72 HP			
Water Pumping System (Domestic & Flushing)	KW/HP	Domestic Pumps: 6 X 7.8 KW Flushing Pump:2 X 30 KW				Domestic Pumps: 1 X 5.5 KW, 1 X 7.8 KW Flushing Pump: 2 X 15 KW			
STP Rating	KLD	700 KLD							
Warm Shell/ Bare Shell		Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell

Source: Client

Annexure 6: List of sanctions and approvals

List of one-time sanctions / approvals which are obtained or pending:

Approvals Received

a) Building Plan Approvals
b) Occupancy Certificates received for all the operational buildings
c) Water / Sewerage / Strom Water Approvals for site
d) Consent to Establish (CTE)
e) Environment Clearance Certificate
f) Fire Scheme / Combined Fire NOC all operational buildings
g) Height clearance NOC from AAI
h) BOCW Registration
i) Ground water extraction noc
j) Consent to Operate (CTO) / HWM
k) EC (revalidation)
l) Lift, DG, Transformer Noc
m) CLRA Registration
n) HSD Licence from PESO

Approvals Pending

Approvals for Future Development Area

Annexure 6: Information Received from Client

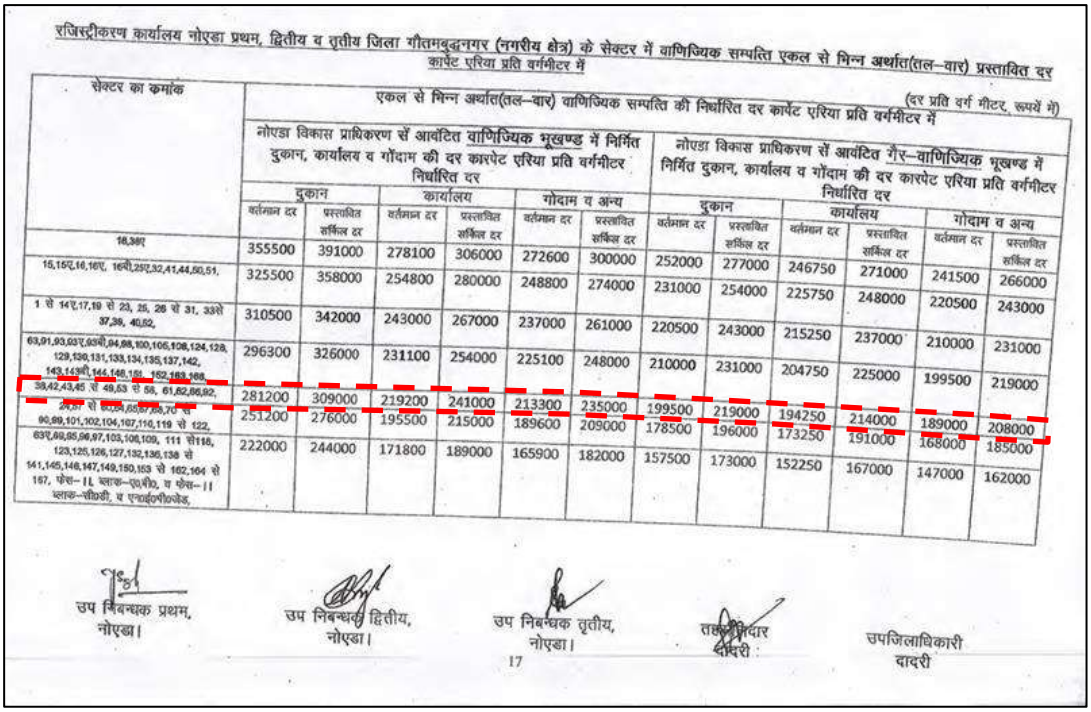
Information provided by the client are as listed below:

1. Rent Role
2. Architects Certificate
3. Additional Information:
   - Capex Details
   - O&M Income and Expense
   - MIOP Income and Expense
   - Property Tax details

Annexure 7: Ready Reckoner Rate for Built Up area and Land area

Ready Reckoner Rate

Carpet Area Rate



रजिस्ट्रीकरण कार्यालय नोएडा प्रथम, द्वितीय व तृतीय जिला गौतमबुद्धनगर (नगरीय क्षेत्र) के सेक्टर में वाणिज्यिक सम्पत्ति एकल से भिन्न अर्थात(तल–वार) प्रस्तावित दर कार्पेट एरिया प्रति वर्गमीटर में

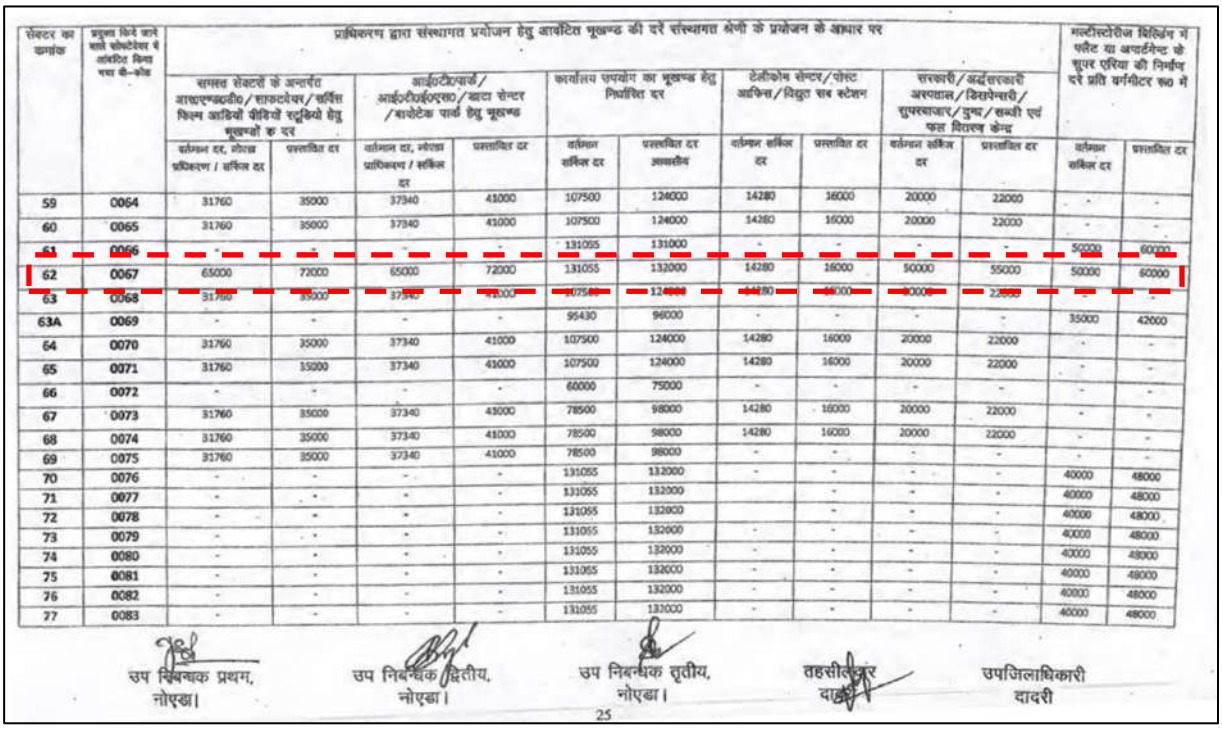
(दर प्रति वर्ग मीटर, रूपये में)

सेक्टर का क्रमांक	एकल से भिन्न अर्थात(तल–वार) वाणिज्यिक सम्पत्ति की निर्धारित दर कार्पेट एरिया प्रति वर्गमीटर में											
	नोएडा विकास प्राधिकरण से आवंटित वाणिज्यिक भूखण्ड में निर्मित दुकान, कार्यालय व गोदाम की दर कारपेट एरिया प्रति वर्गमीटर निर्धारित दर						नोएडा विकास प्राधिकरण से आवंटित गैर–वाणिज्यिक भूखण्ड में निर्मित दुकान, कार्यालय व गोदाम की दर कारपेट एरिया प्रति वर्गमीटर निर्धारित दर					
	दुकान		कार्यालय		गोदाम व अन्य		दुकान		कार्यालय		गोदाम व अन्य	
	वर्तमान दर	प्रस्तावित सर्किल दर	वर्तमान दर	प्रस्तावित सर्किल दर	वर्तमान दर	प्रस्तावित सर्किल दर	वर्तमान दर	प्रस्तावित सर्किल दर	वर्तमान दर	प्रस्तावित सर्किल दर	वर्तमान दर	प्रस्तावित सर्किल दर
18,36से	355500	391000	278100	306000	272600	300000	252000	277000	246750	271000	241500	266000
15,15से,16,16से, 16से,25से,32,41,44,50,51,	325500	358000	254800	280000	248800	274000	231000	254000	225750	248000	220500	243000
1 से 14से,17,19 से 23, 25, 26 से 31, 33से 37,38, 40,52,	310500	342000	243000	267000	237000	261000	220500	243000	215250	237000	210000	231000
63,91,93,93से,93से,94,98,100,105,108,124,128, 129,130,131,133,134,135,137,142, 143,143से,144,146,151 152,153,168,	296300	326000	231100	254000	225100	248000	210000	231000	204750	225000	199500	219000
38,42,43,45 से 49,53 से 58, 61,82,86,92,	281200	309000	219200	241000	213300	235000	199500	219000	194250	214000	189000	208000
24,59 से 60,64,65,67,69,70 से 90,99,101,102,104,107,116,119 से 122,	251200	276000	195500	215000	189600	209000	178500	196000	173250	191000	168000	185000
63से,66,95,96,97,103,106,109, 111 से116, 123,125,126,127,132,136,138 से 141,145,146,147,149,150,153 से 162,164 से 167, फेस–II, ब्लाक–एच,बी2, व फेस–II ब्लाक–सीडी, व एनआईएचडी,	222000	244000	171800	189000	165900	182000	157500	173000	152250	167000	147000	162000

उप निबन्धक प्रथम, नोएडा। उप निबन्धक द्वितीय, नोएडा। उप निबन्धक तृतीय, नोएडा। तहसीलदार दादरी उपजिलाधिकारी दादरी

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Land rate



सेक्टर का क्रमांक	प्रयुक्त किये जाने वाले जोनटीयस में आवंटित किया गया जी–कोड	प्राधिकरण द्वारा संस्थागत प्रयोजन हेतु आवंटित भूखण्ड की दरें संस्थागत श्रेणी के प्रयोजन के आधार पर										गल्टीस्टोरीज बिल्डिंग में फ्लैट या अपार्टमेन्ट के सुपर एरिया की निर्धारण दरें प्रति वर्गमीटर रू० में	
		समस्त सेक्टरों के अन्तर्गत आवासीय/व्यावसायिक/शैक्षणिक/वर्तिस फिल्म आदियों पीवियों स्टूडियो हेतु भूखण्डों के दर		आईटी/आईटीपार्क/ आईटीईएस/डाटा सेन्टर /बायोटेक पार्क हेतु भूखण्ड		कार्यालय उपयोग का भूखण्ड हेतु निर्धारित दर		टेलीकोम सेन्टर/पोस्ट आफिस/विद्युत सब स्टेशन		सरकारी/अर्द्धसरकारी अस्पताल/डिस्पेन्सरी/ सुपरबाजार/दुग्ध/सब्जी एवं फल वितरण केन्द्र			
		वर्तमान दर, नोएडा प्राधिकरण / सर्किल दर	प्रस्तावित दर	वर्तमान दर, नोएडा प्राधिकरण / सर्किल दर	प्रस्तावित दर	वर्तमान सर्किल दर	प्रस्तावित दर आवासीय	वर्तमान सर्किल दर	प्रस्तावित दर	वर्तमान सर्किल दर	प्रस्तावित दर	वर्तमान सर्किल दर	प्रस्तावित दर
59	0064	31760	35000	37340	41000	107500	124000	14280	16000	20000	22000	-	-
60	0065	31760	35000	37340	41000	107500	124000	14280	16000	20000	22000	-	-
61	0066	-	-	-	-	131055	131000	-	-	-	-	50000	60000
62	0067	65000	72000	65000	72000	131055	132000	14280	16000	50000	55000	50000	60000
63	0068	31760	35000	37340	41000	107500	124000	14280	16000	20000	22000	-	-
63A	0069	-	-	-	-	95430	96000	-	-	-	-	35000	42000
64	0070	31760	35000	37340	41000	107500	124000	14280	16000	20000	22000	-	-
65	0071	31760	35000	37340	41000	107500	124000	14280	16000	20000	22000	-	-
66	0072	-	-	-	-	60000	75000	-	-	-	-	-	-
67	0073	31760	35000	37340	41000	78500	98000	14280	16000	20000	22000	-	-
68	0074	31760	35000	37340	41000	78500	98000	14280	16000	20000	22000	-	-
69	0075	31760	35000	37340	41000	78500	98000	-	-	-	-	-	-
70	0076	-	-	-	-	131055	132000	-	-	-	-	40000	48000
71	0077	-	-	-	-	131055	132000	-	-	-	-	40000	48000
72	0078	-	-	-	-	131055	132000	-	-	-	-	40000	48000
73	0079	-	-	-	-	131055	132000	-	-	-	-	40000	48000
74	0080	-	-	-	-	131055	132000	-	-	-	-	40000	48000
75	0081	-	-	-	-	131055	132000	-	-	-	-	40000	48000
76	0082	-	-	-	-	131055	132000	-	-	-	-	40000	48000
77	0083	-	-	-	-	131055	132000	-	-	-	-	40000	48000

उप निबन्धक प्रथम, नोएडा। उप निबन्धक द्वितीय, नोएडा। उप निबन्धक तृतीय, नोएडा। तहसीलदार दादरी उपजिलाधिकारी दादरी

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Annexure 8: Major Repairs Undertaken and Proposed in the Subject Property

As informed by client, following major repairs / upgrades have been taken up in the past:

- Reduced campus ingress and egress timings by upgrading entry and exit points and upgrading parking systems to radio frequency identification systems based parking;
- Introduction of several tenant convenience facilities such as day care centres, a salon, ATMs, 24x7 convenience store and enhanced the amenities;
- Introduction of a pickleball court, created an amphitheatre, extended food court capacity by adding a new seating area and enhanced the landscape by providing lounges and walkways for improved amenity experience;
- Development of a retail area which houses well-known brands and F&B outlets for out of office engagements; and upgradation of the façade of Towers 1 and 2 and the lobbies of multiple towers.

Annexure 9: Environmental Consideration

Source for Environmental considerations is as listed below:

- www.upsge.com
- www.ndma.com

Annexure 11: Caveats & Limitations

1. The Valuation Report (hereafter referred to as the "Report") covers specific markets and situations that are highlighted in the Report based on independent market report prepared by Cushman and Wakefield and does not entail any comprehensive analysis of the market and the industry given the nature of the scope of the assignment.
2. The opinions expressed in the Report are subject to the limitations expressed below.
    a. The valuation method adopted is based on the Valuer's expertise and knowledge taking into account the forecasts on demand, supply and pricing as undertaken by Cushman and Wakefield as part of an independent market/ industry research and considered to be relevant and reasonable at that point of time. The Report and the opinions therein do not constitute any recommendation to ***Brookfield India Real Estate Trust*** (or "the Client") or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and bases on which these opinions have been expressed and is not recommended as an input to any financial decision.
    b. It should be noted that the valuation is based upon the facts and evidence available at the time of conduct of the valuation and applicable on the date of valuation. It is therefore recommended that these valuations be periodically reviewed.
    c. Changes in socio-economic and political conditions could result in a substantially different situation than those presented herein. The Valuer assumes no responsibility for changes in such external conditions.
    d. The Valuer has relied on the independent market report prepared by Cushman and Wakefield and her own macro understanding of the market through readily available information in public domain. Hence, no direct link is sought to be established between the macro-level understandings on the market with the assumptions estimated for the analysis herein.
    e. The services provided is limited to valuation of the Subject Property primarily comprising Land and Building and any part thereof and does not constitute any audit, survey, due diligence, tax related services or an independent validation of the projections. Accordingly, no opinion has been expressed on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated, and should not be used for any other purpose.
    f. While the information included in the Report is accurate and reliable to the best of the knowledge of the Valuer, no representations or warranties, expressed or implied, as to the completeness of such information is being made. The Valuer shall not undertake any obligation to update or supplement any information contained in the Report save as provided for in the Agreement.
    g. Apart from the sources already mentioned in the report, the Valuer has relied on readily available public information for the purpose of preparing this report.
3. The Report reflects matters as they currently exist. Any changes thereon may materially affect the information contained in the Report.

4. All assumptions made in order to determine the valuation of the Subject Property is based on information or opinions as current. In the course of the analysis, the Valuer has relied on information or opinions, both written and verbal, as obtained from the Clients as well as from third parties provided with, including limited information on the market, financial and operating data, which has been accepted as accurate in bona-fide belief. No responsibility is assumed for technical or specialised information furnished by the third-party organizations and this is bona-fidely believed to be reliable.
5. No investigation of the title of the assets has been made and owners' claims to the assets is assumed to be valid unless anything contrary is mentioned in the main report. No consideration is given to liens or encumbrances, which may be against the assets. Therefore, no responsibility is assumed for matters of a legal nature.
6. The Valuer's total aggregate liability to the Client including that of any third party claims, in contract, tort including negligence or breach of statutory duty, misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the services is limited to an aggregate sum not exceeding the total fees paid for each instruction accepted. Unless specifically mentioned otherwise in the main report. The Valuer shall not be liable for any pure economic loss, loss of profit, loss of business, depletion of goodwill, in each case whether direct or indirect or consequential or any claims for consequential loss compensation whatsoever which, arise out of or in connection with services provided under this engagement.
7. The Client including its agents, affiliates and employees, must not use, reproduce or divulge to any third party any information it receives from the Valuer for any purpose.
8. This engagement shall be governed by and construed in accordance with Indian laws and any dispute arising out of or in connection with the engagement, including the interpretation thereof, shall be submitted to the exclusive jurisdiction of courts in New Delhi.

VALUATION REPORT

Candor TechSpace N2, Sector – 135, Noida, NCR

Date of Valuation: 30th September 2025

Date of Report: 1st November 2025

Submitted to: Brookfield India Real Estate Trust

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, 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 other purpose other than the purpose as agreed upon in the addendum dated 28th of August 2024 to Letter of Engagement ("LOE") dated 23rd December 2022 & amended through letter dated 22nd September 2023, without the prior written consent of the Valuer.

The information in this report reflects prevailing conditions and the view of Valuer as of this date, 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 LOE dated 23rd December 2022. 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.

Executive Summary

Candor TechSpace IT/ITeS SEZ (N2), Sector – 135, Noida		
Valuation Date:	30th September 2025	
Site Visit Date:	27th February 2025	
Valuation Methodology:	Discounted Cash Flow Method using Rental Reversion	
Valuation Purpose:	Disclosure of valuation of assets forming part of portfolio of Brookfield India REIT in accordance with the SEBI (REIT) Regulations, 2014	
Location / Situation:	Candor TechSpace N2 (herein after referred to as N2 and/ or Subject Property) is located on Plot No. 20, 21, Noida – Greater Noida Expressway, Sector-135, Noida, Uttar Pradesh, one of the established IT/ITeS office destinations of Noida. The Subject Property is a three-side open plot which is accessible via a 45-meter-wide sector road off Noida-Greater Noida Expressway on North as well as East and 30-meter-wide road on the West. N2 is well connected with other parts of the city through road and metro rail network. 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.	 External View of Subject Property  Tower 11 of Subject Property
Description:	N2 constitutes 15 buildings and can be segregated under Completed/ Operational (with OC received) and future development buildings. The details of the same are: • Completed/Operational Buildings (14) : 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) : Tower 12 and Amenity Block – 1 (First Floor) ^ The Completed buildings collectively admeasure 38,84,170 sq. ft.# of leasable area. Currently the committed occupancy in the Completed building is 87.88%*. The Subject Property is an IT/ITeS development. As per the information provided by the Client 553,321 sq. ft. of leasable area is planned for NPA conversion and 367,084 sq. ft. of area has been converted into Non SEZ area. Future Developments include Tower 12 admeasuring 7,60,000 sq. ft. of leasable area and Amenity Block – 1 (first floor) having leasable area of 10,873 sq. ft. and are currently planned for future and are expected to be ready by Q2 FY 2032-33 and Q3 FY 2026–27 respectively. The leasable area of the future development is indicative and is subject to change once the internal business plans are in place or the construction is completed. No approvals have been obtained as on the date of valuation. The Subject Property offers interactive spaces and other amenities including cafeteria, creche, convenience store, gymnasium, medical wellness centre, electrical vehicle charging station etc.	 Internal View of Subject Property  Amenity Block 2 of Subject Property
Total Area:	Total Land Area: 29.653 Acres Completed Leasable Area: 38,84,170sq. ft. # Future Development Leasable Area: 7,70,873 sq. ft. Total Leasable Area: 46,55,043sq. ft.	

Source: Architect's Certificate (Date: 27th October 2025), Rent Roll as at 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information

**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area*
^The first floor of Amenity Block–1 is considered as future development and has not been counted as an additional tower for the purposes of computing the no. of buildings in the future development component.
#The increase in leasable area is due to change in efficiency.

MARKET VALUE OF THE SUBJECT PROPERTY

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property (Completed and Future Development) comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property, as on 30th September 2025, is as follows:

Component	Market Value as on	In Figures	In Words
Completed Building	30th September 2025	INR 45,626 Million	Indian Rupees Forty-Five Billion and Six Hundred and Twenty-Six Million only
Future Development	30th September 2025	INR 2,228 Million	Indian Rupees Two Billion Two Hundred and Twenty-Eight Million Only

Note: - REIT's share in asset: 100%

This summary is strictly confidential to the addressee. It must not be copied, distributed, or considered in isolation from the full report.

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From: L. Anuradha, MRICS
IBBI Registered Valuer (L&B)
(IBBI/RV/02/2022/14979)

To:	**Brookfield India Real Estate Trust**
Property:	**Candor TechSpace N2, Sector – 135, Noida**
Report Date:	**1st November 2025**
Valuation Date:	**30th September 2025**

A REPORT

1 Instructions

Brookfield India Real Estate Trust (hereinafter referred to as the "Instructing Party" or the "Client"), has appointed Ms. L. Anuradha, MRICS, registered as a valuer 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 as the "Valuer"), in order to undertake the valuation of office property located in Noida (hereinafter referred to as "Subject Property" and/or "Candor TechSpace N2") for the disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange. The Subject property and interests valued as part of this valuation exercise are detailed in Part C of this report. The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Annexure 11 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

2 Professional Competency of The Valuer

Ms. L. Anuradha Vijay is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset classes of Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since September 2022. She completed her bachelor's in architecture in 2002 and Master's in Planning from School of Planning & Architecture in 2004.

L. Anuradha (IBBI registration No. IBBI/RV/02/2022/14979) as a registered valuer entity under Section 247 of the Companies Act, 2013 and The Companies (Registered Valuer and Valuation) Rules, 2017 has more than 20 years of experience in the domain of urban infrastructure, valuation, and real estate advisory. She was working as an Associate Director for Cushman and Wakefield (hereinafter referred to as "C&WI") from 2013 – 2022 and was leading the team for Tamil Nadu, Kerala and Sri Lanka. Prior to joining C&WI, she has been involved in various strategy level initiatives in Institutional development and Infrastructure for donor agencies and various Government and Private clients. L. Anuradha worked with SIVA group in the M&A practice where she was involved with the financial appraisal and valuation of real estate projects. Prior to this she has worked

with PriceWaterhouseCoopers in the Government, Real estate, and Infrastructure Development Practice where she was involved in carrying out financial appraisal and strategies for some of the State Governments in India. Her foundation in real estate valuation was at Jones Lang LaSalle where she worked for 3 years on multiple valuations and entry strategies for Indian NBFCs and funds.

Her last employment was at C&WI. As an Associate Director of the Valuation and Advisory team at C&WI, Ms. L. Anuradha provided support on identified business/ new opportunities, evaluated proposals for new property investments and/ or dispositions while providing analytical support for Investment recommendations. L. Anuradha was also key personnel in carrying out the Market study for the Mindspace REIT micro markets in India. She has undertaken valuations exercises for multiple private equity/ real estate funds, financial institutions, developers, and corporates across asset classes of commercial, retail, residential and hospitality. Her clientele included HDFC, Xander, DLF, RMZ, Embassy Group, CapitaLand, Tata Capital, Tata Realty, TVS group etc.

3 Independence and Conflicts of Interest

The Valuer confirms that there are no conflicts of interest so far as discharging her duties as a valuer for the subject properties/ business is concerned and has undertaken the valuation exercise without the presence of any bias, coercion, or undue influence of any party, whether directly connected to the valuation assignment. There has not been any professional association with the Client or the Subject Property in past five years from the date of this report.

The Valuer or any of her employees involved in valuing the assets of the REIT have not invested nor shall invest in securities of any of the Subject Property being valued till the time she is designated as Valuer and not less than six months after ceasing to be a Valuer of the REIT.

4 Purpose of Valuation

The Report is being prepared to be relied upon by the Reliant Parties and inclusion, as a whole, a summary thereof or any extracts of the report, in any documents prepared in relation for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

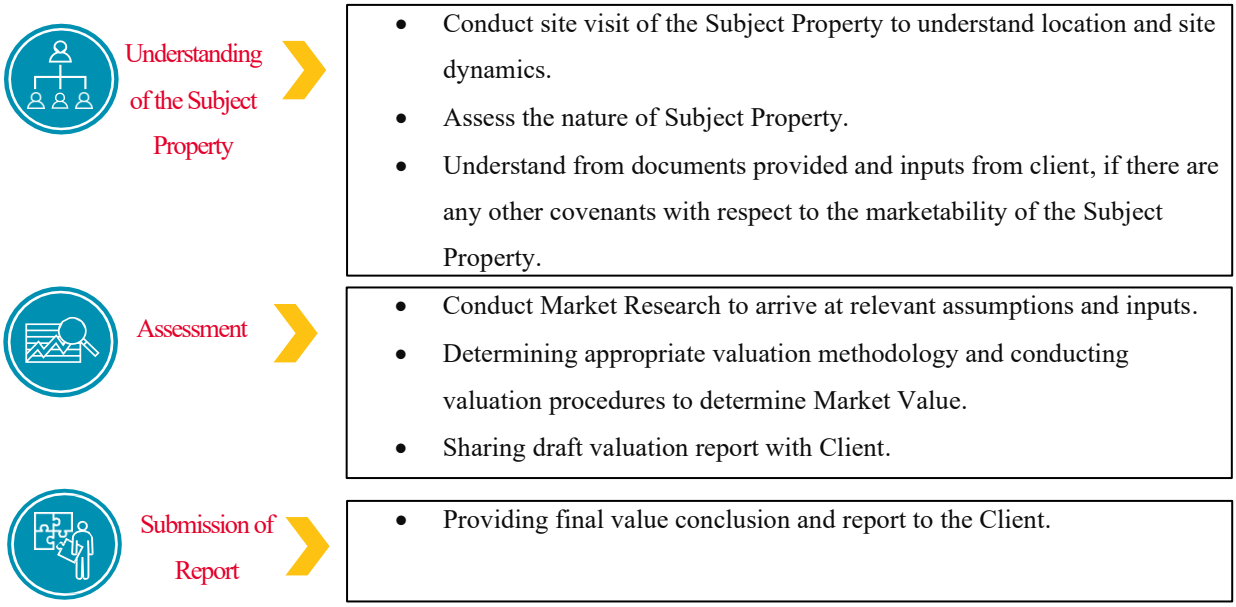
5 Basis of Valuation

Given the purpose of valuation as mentioned above, the valuation exercise has been carried out to estimate the "Market Value" of the Subject Property in accordance with the IVSC International Valuation Standards as effective from 31 January 2025 and as applicable on the date of valuation.

"Market Value" is defined according to 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 and where the parties had each acted knowledgeably, prudently and without compulsion.'

6 Valuation Approach & Methodology



The basis of valuation for the Subject Property being Market Value, the same has been derived by the following approach:

Discounted Cash Flow Method using Rental Reversion

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the property to prospective tenants, typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In order to arrive at a unit value for these tenancies, we have considered the impact of such sub/ above market leases on the valuation of the Subject Property.

For the purpose of valuation of the Subject Property, Income Approach – Discounted Cash Flow Method using Rental Reversion has been adopted.

7 Assumptions, Departures and Reservations

This valuation report has been prepared on the basis of the assumptions within the instructions (Caveats & Limitations) detailed in Annexure 11 of this report. The development mix, built up area, land area and lease details such as lease rent, lease commencement and lease end date, lock – in period, escalation terms, etc. pertaining to the Subject Property is based on the appropriate relevant documents which has been provided by the Client and the same has been adopted for the purpose of this valuation.

8 Inspection

The Subject Property was inspected on 27th February 2025 by the Valuer. No measurement or building survey has been carried out as part of the valuation exercise. The Valuer has relied entirely on the site areas provided by the Client, which have been assumed to be correct. Based on the discussions with the client it has been assumed that no material change in the condition of the Subject Property has taken place.

9 General Comment

A valuation is a prediction of price, not a guarantee. By necessity it requires the valuer to make subjective judgments that, even if logical and appropriate, may differ from those made by a purchaser, or another valuer. Historically it has been considered that valuers may properly conclude within a range of possible values.

The purpose of the valuation does not alter the approach to the valuation.

Property values can change substantially, even over short periods of time, and thus the valuation of the Subject Property herein could differ significantly if the date of valuation was to change.

This report should not be relied upon for any purpose other than for which this valuation exercise has been undertaken for.

10 Confidentiality

The contents of this Report are intended for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents except as maybe required in connection with disclosure of valuation of assets, forming part of the portfolio of Brookfield India REIT under the applicable law.

11 Authority

The Client acknowledges and agrees that the Valuer's services hereunder (including, without limitation, the Deliverables itself and the contents thereof) are being provided solely to the Client in relation for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40) and disclosure in the Documents and in the valuation report, as may be required.

The Valuer consents to the usage of her name as an expert, in relation to the Report, in the Documents. If the Client desires to use the Deliverables or the Valuer's name in any other offering other than the Documents as contemplated under the LOE, then the Client shall obtain the Valuer's prior written approval for such usage. The Client shall indemnify the Valuer for any losses suffered by her due to such usage other than for the purpose as contemplated under the LOE. Additionally, the Client herewith consents to provide or cause to be provided, an indemnification agreement in her favor, reasonably satisfactory to her for any use of the Report other than for the purpose permitted under the LOE. It is however clarified that the indemnity shall not cover any losses

resulting from the use of the Report for the purpose stated above including disclosure in the Documents and in the valuation report.

12 Reliant Parties

The reliance on the valuation reports prepared as part of this engagement to **Brookprop Management Services Private Limited ("Manager"), the Brookfield India REIT ("Brookfield REIT")** and auditors, debenture trustees, stock exchanges, unit holders of the REIT, Securities and Exchange Board of India (SEBI), credit rating agencies and Axis Trustee Services Limited, the trustee to the **Brookfield REIT (Trustee")** for the purpose as highlighted in this report (valuation). The reliant parties shall also include auditors, lawyers and book running lead managers. The Valuer, however, would extend no liability to such reliant parties.

The valuation exercise is conducted strictly and only for the use of the parties as stated above who need to rely on such valuation ("Reliant Party") and for the Purpose specifically stated. The Instructing Party shall make all reliant parties aware of the terms and conditions of the agreement under which this exercise is being undertaken and take due acknowledgements to the same effect.

13 Limitation of Liability

The Valuer shall endeavour to provide services to the best of its ability and professional standards and in bonafide good faith. Subject to the terms and conditions in the LOE, the Valuer's total aggregate liability to the Client arising in connection with the performance or contemplated performance of the services herein, regardless of cause and/or theory of recovery, shall not exceed the fee paid to the Valuer for the engagement.

The Valuer acknowledges that it shall consent to be named as an 'expert' in the Offer Documents and that its liability to any person, in its capacity as an expert and for the Report, shall be without any limitation and in accordance with law. In the event that the Manager, the sponsors, the trustee, the REIT or other intermediaries appointed in connection with disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Report, the Claim Parties will be entitled to require the Valuer to be a necessary party/respondent to such claim and she shall not object to her inclusion as a necessary party/respondent. In all such cases, the Client agrees to reimburse/ refund to the Valuer, the actual cost (which shall include legal fees and external counsel's fee) incurred by her while becoming a necessary party/respondent. If the Valuer does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defense in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against her in this regard.

14 Disclosure and Publication

The Valuer must not disclose the contents of this valuation report to a third party in any way, except as allowed under the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars. As per the terms and regulation 2(1) of the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment)

Regulations 2016 and subsequent amendments and circulars, it may be noted that the Valuation report is prepared in accordance with said REIT regulations.

15 Anti-Bribery & Anti-Corruption

Both Parties represents, warrants and undertakes that:

They are familiar with applicable Anti-Corruption Laws under the LOE including but not limited to Prevention of Corruption Act 1988 and will ensure that neither it nor any of its officers, directors, shareholders, employees and agents or any other person acting under its implied or express authority will engage in any activity, practice or conduct which would constitute an offence under, or expose or potentially expose either Party to any direct or indirect liability, under Applicable Anti-Corruption Laws;

It is further agreed that breach of any of the above undertakings shall be deemed to be a material breach of the Agreement and in case the Valuer is insisted upon or asserted by Client to violate any of the above said undertakings including Anti-Corruption regulations in any form or manner, on pretext of business relationship or otherwise, the Valuer shall have a discretionary right to terminate the LOE without any liability or obligation on her part.

Such termination of the LOE shall not in any way prejudice the rights and obligations (including payment for the services delivered under the LOE) already accrued to the Valuer, prior to such termination.

B National Capital Region Overview

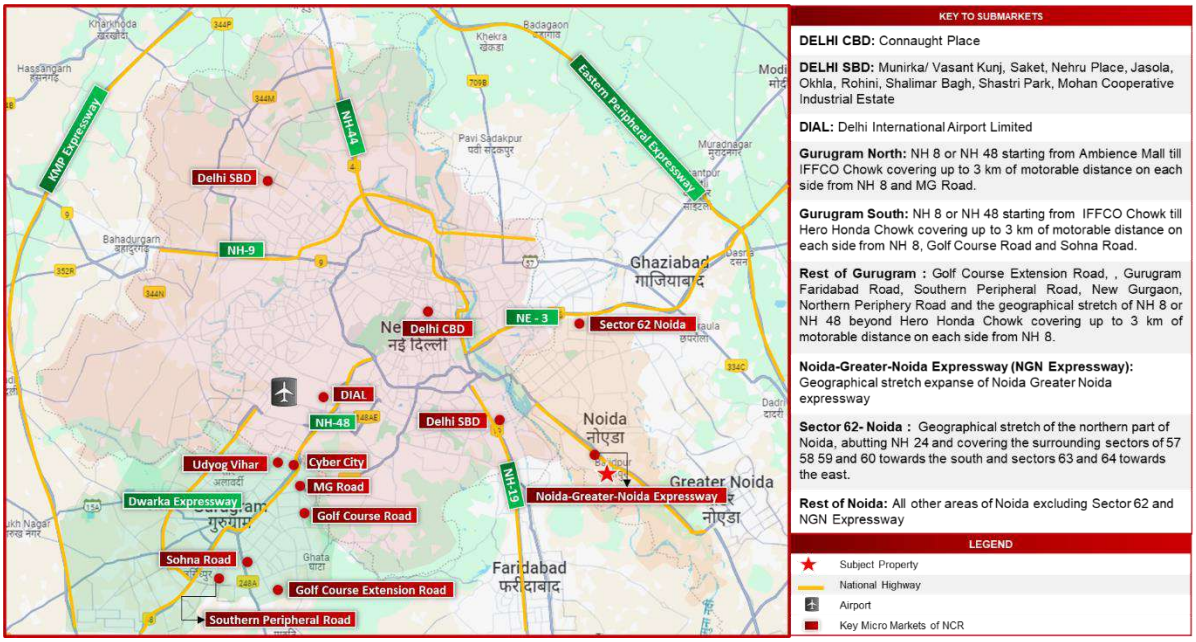
For the purpose of the valuation exercise, reliance has been made on the market report prepared by Cushman and Wakefield India Private Limited (C&WI), who has been appointed by the Client as an independent consultant to carry out industry and market report.

1 National Capital Region Overview

National Capital Region (NCR) is the world's second largest urban agglomeration by population and the largest by area (*Source:* www.un.*org)*. It is an urban agglomeration, which encompasses the entire National Capital Territory (NCT) of Delhi as well as urban areas surrounding it in neighbouring states of Haryana, Uttar Pradesh and Rajasthan.

In the last two decades, urbanization in Delhi has spread rapidly towards adjoining towns in the neighbouring states of Haryana and Uttar Pradesh. The proliferation of service and industrial activities resulted in significant migration of people from Delhi, mainly towards Gurugram, Noida and Ghaziabad.

The map below highlights the key office micro markets of NCR illustrating the geographical expanse of the office market. The micro markets covered for the analysis are the prime contributors to the office supply in NCR.



Source: Cushman and Wakefield Research

(Map not to scale)

NCR is presented as a consolidated office market comprising four independent micro markets:

1. Delhi (which further comprises micro-markets viz, Delhi CBD and Delhi SBD)
2. Gurugram (which further comprises micro-markets viz, Gurugram North, Gurugram South and Rest of Gurugram)
3. Noida (which further comprises micro-markets viz, Sector 62, Noida–Greater Noida (NGN) Expressway and Rest of Noida)
4. DIAL

The table below highlights the key statistics of NCR's office micro markets:

Particulars	NCR overall	Delhi	DIAL	Gurugram	Noida*	NGN Expressway
Total Completed Stock till 9M CY 2025 (msf)	101.50	3.45	2.56	70.76	24.73	16.37
Current Occupied Stock till 9M CY 2025 (msf)	84.18	2.88	1.92	58.79	20.59	12.83
Current Vacancy 9M CY 2025 (msf)	17.1%	16.4%	25.1%	16.9%	16.7%	21.6%
Avg. Annual Absorption – CY 2022 – 9M CY 2025 (msf)	5.55	0.16	0.18	3.87	1.35	1.08
Future Supply – Q4 CY 2025 E – CY 2027 E (msf)	13.01	-	3.01	4.62	5.39	3.51
Market Rent – 9M CY 2025 (INR psf / month)	97	154	232	104	56	56

Source: Cushman and Wakefield Research

Notes:

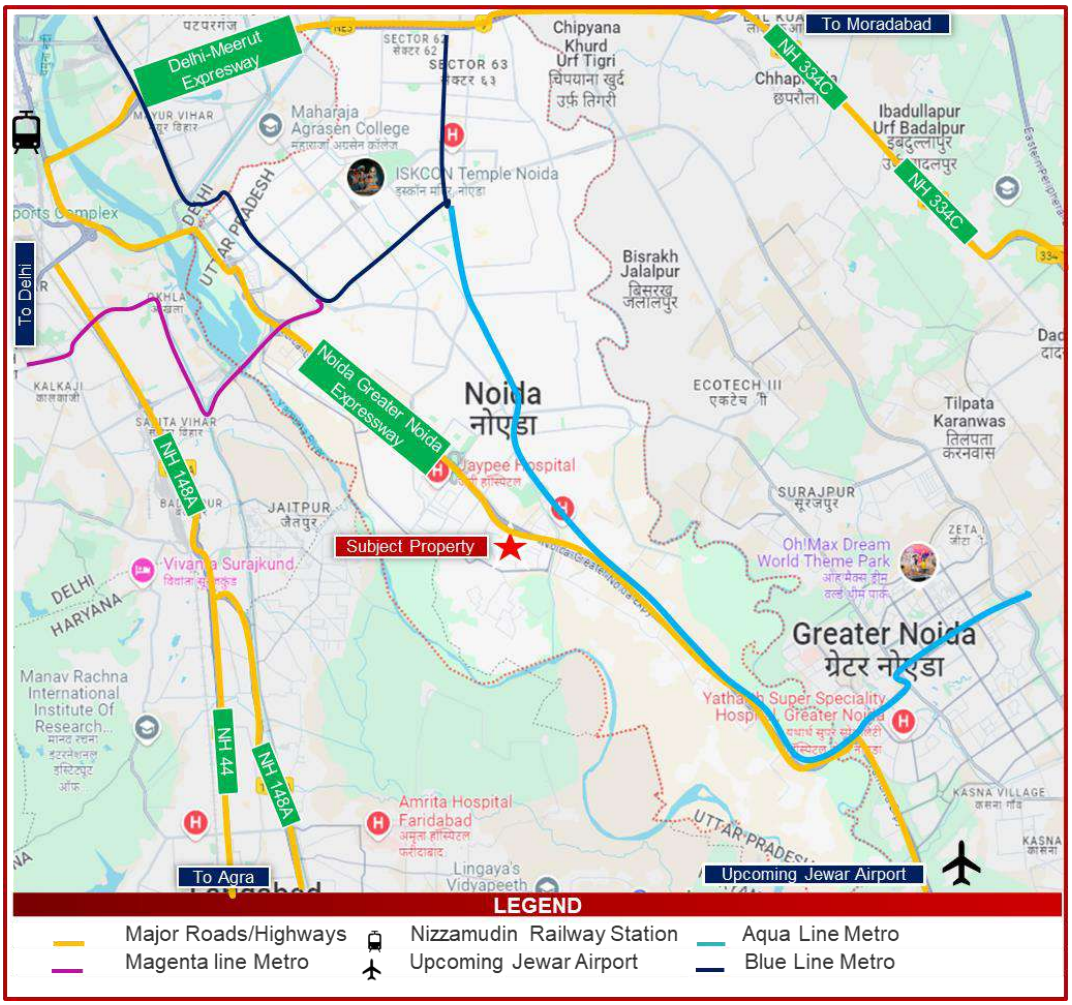
1. *Only Grade A office spaces have been considered for the analysis presented in the above table.*
2. *Ghaziabad, Greater Noida and Faridabad have minimal office supply and have not been captured in the analysis.*
3. **Brookfield India REIT's city market for the Subject Property.*
4. *^Competitive REIT's micro market within Brookfield India REIT's city market for Subject Property.*
5. *Stock ("stock" and / or "relevant stock") and Supply ("supply" and / or "relevant supply") numbers are computed by excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria . Additionally, for Noida, non-IT buildings are also excluded from the analysis.*
6. *Vacancy and Net Absoption numbers are computed on the relevant stock.*
7. *The future supply estimates are based on analysis of proposed and under construction buildings.*
8. *The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
9. *Rentals presented above are weighted average values on completed stock.*

2 Brookfield India REIT's City Market – Noida

Candor TechSpace N2 is a leasehold, Grade–A asset located in Noida city market of NCR, with well-planned infrastructure, proximity to residential areas and established social infrastructure.

2.1 Overview

Noida, located in the State of Uttar Pradesh, is an integral part of the NCR. It is a planned city located in Gautam Buddha Nagar district. Further, it is located at about 25 km South-East of Central Delhi and can be accessed from Central Delhi via: Delhi – Noida Direct (DND) Flyway or Toll Bridge; Sarita Vihar or Kalindi Kunj Road; and the Nizamuddin Flyover. It is bound on the West and South–West by the Yamuna River and on the North-East by Ghaziabad.



Source: Cushman and Wakefield Research
(Map not to scale)

The primary office clusters in Noida are concentrated towards Sector 16, 18, 32 and 57 – 65 and a belt running along Noida Expressway. The office developments in these sectors constitute a mix of investment grade and sub investment grade developments. Noida Expressway primarily constitute investment grade developments. Sector 16, 18, 32 houses commercial developments, however the other two office clusters predominantly offer IT / ITeS developments. To name a few, established players like Brookfield, Embassy Oxygen Tower, Advant etc. have their footprint in Noida. Along with prominent office spaces, Noida Expressway is a hub for

international schools as well. Some well-known schools operational on NGN Expressway are Lotus Valley International School, Gyanshree School, Mayoor School, Pathways International, Amity International etc.

Traditionally, retail cluster in Noida had remained confined to Sector 18 which is also known as the "Atta Market". The Sector 18 market is also the main high street retail destination of Noida. Gradually, as the development activity in the city progressed a number of malls got developed in Sectors 16, 18 and 32. Few of the prominent retail malls in the city are Great India Place, DLF Mall of India (one of the largest in NCR with leasable area of approximately 2 msf), Centre Stage Mall, Gardens Galleria, Spice Mall, Logix City Centre Mall etc. ~ together, all these retail malls contribute to a significant percentage of organized retail supply of the city.

Residential supply of the city can be divided under established and upcoming sectors. The established sectors of Noida such as 14, 15, 21, 22, 45, 55, 56, etc. constitute plotted developments through government or unorganized players and high-rise developments primarily under cooperative group housing schemes. Central Noida, comprising Sectors 72 – 79, the sectors along the under-construction FNG expressway and sectors in Noida Extension are high density sectors. Hence, most of the projects in these micro markets comprise high-rise group housing projects. These sectors are being developed by organized players/ developers and primarily cater to Middle Income Group. The sectors along Noida – Greater Noida Expressway have residential projects along both sides. Residential developments in this micro market comprise both plotted developments and high-rise group housing projects. These sectors are being developed by organized players/ developers and cater to all segments viz. Middle-Income Group, Upper Middle-Income Group and High-Income Group.

With approx. 25,000 students graduating every year, Noida has ample talent pool to cater the office occupants present in the city. Amity University, Jaypee Institute of Information & Technology and Sharda University are few of the renowned educational campuses present in Noida.

Noida has been divided into three micro markets:

- Sector 62, Noida – refers to the Northern part of Noida, abutting NH – 24 and covering the surrounding sectors of 57, 58, 59 and 60 towards South and Sectors 63 and 64 towards East.
- Noida–Greater Noida (NGN) Expressway – refers to the geographical expanse of NGN expressway.
- Rest of Noida – refers to office clusters in Sectors 16 – 18, sectors 32 – 34 and Greater Noida West.

The key drivers of demand for office space in Noida are as follows:

- **Connectivity and linkages:** Noida is well connected to other nodes of NCR via. Robust road and metro network. Hence, efficient management of commuting by public and private mode of communication makes it a conducive location for workforce travelling for work. Noida is the only city in NCR where the physical infrastructure was planned ahead of real estate development. Hence, the city enjoys superior physical infrastructure and planned architectural layout.
- **Lower occupation cost:** Noida has availability of residential and office spaces with rentals and capital values significantly lower than Gurugram and Delhi. Hence, the city stands out as it offers quality living at much lower occupation cost.

- **Access to educated talent pool from Delhi, Haryana, Punjab, Rajasthan and Uttar Pradesh:** Noida is accessible through multiple modes of transportation and offers residential spaces across various price categories; it attracts talent pool from all adjoining locations.

2.2 Key Statistics – Noida

Particulars	Details
Total Completed Stock (9M CY 2025)	Approximately 24.73 msf
Current Occupied Stock (9M CY 2025)	Approximately 20.59 msf
Current Vacancy (9M CY 2025)	Approximately 16.7%
Avg. Annual Net Absorption (CY 2022 – 9M CY 2025)	Approximately 1.35 msf
Future Supply (Q4 CY 2025E – CY 2027 E)	Q4 2025E: NIL 2026E: Approximately 1.65 msf 2027E: Approximately 3.74 msf

Source: Cushman and Wakefield Research

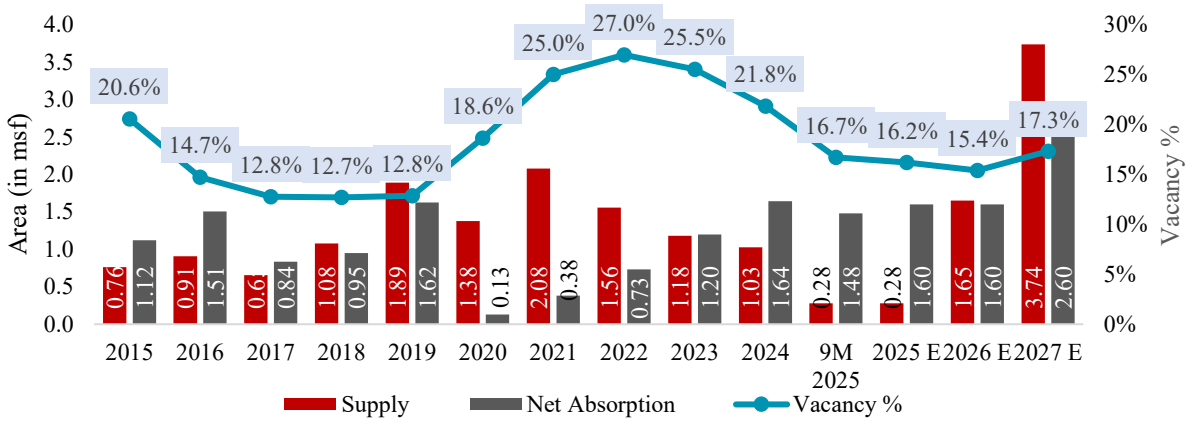
Notes:

1. *Only Grade A office spaces have been considered for the analysis presented in the above table. Vacancy and Net Absoption numbers are computed on the relevant stock.*
2. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area, excluding non-IT buildings and applying certain other criteria.*
3. *The future supply has been considered after analyzing each of the projects based on the physical progress of the project, available information on approvals and interactions held with various stake holders*
4. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

2.3 Supply, Absorption & Vacancy

The supply, absorption and vacancy trend for Noida is as follows:

Noida - Supply, Net Absorption & Vacancy Trend Analysis



Source: Cushman and Wakefield Research

Notes:

1. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area, excluding non-IT buildings and applying certain other criteria.*
2. *Future supply estimates are based on analysis of proposed and under construction buildings, however future absorption estimates are derived basis past trends, current vacancy and estimated supply.*
3. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

Noida has emerged as a preferred IT / ITeS destination over the years due to excellent physical infrastructure, affordable rentals and availability of large office spaces. The growth is backed by availability of large talent pool and residential spaces across all price points. The overall perception of Noida has also evolved as an office destination.

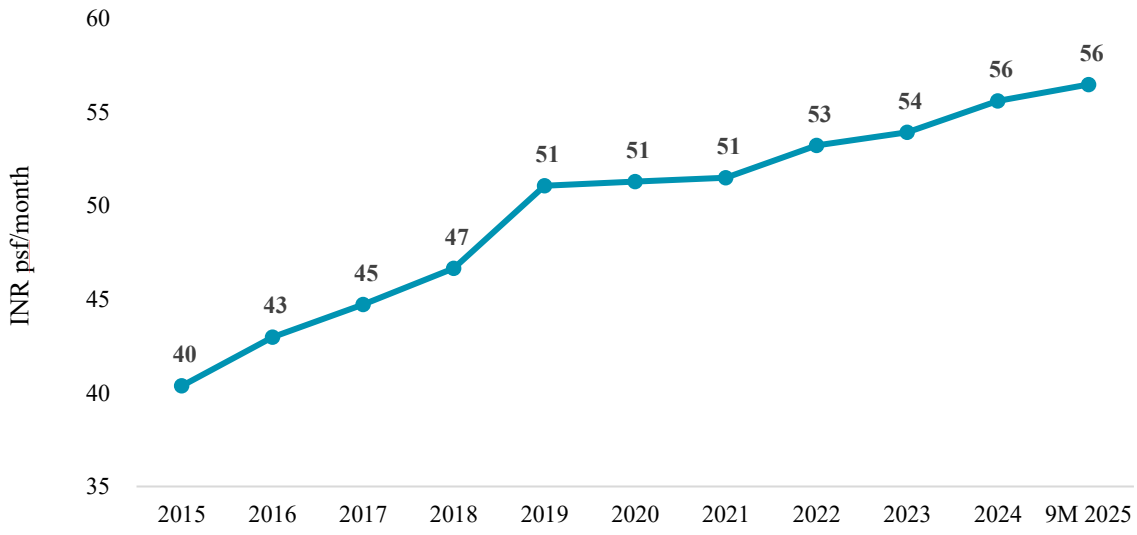
Noida over the past 10.75 years has seen an average supply addition of approximately 1.19 msf and an annual average net absorption of approximately 1.08 msf. Noida has always benefited from the presence of superior infrastructure as compared to other cities of NCR. With improvement in intercity connectivity, and quality developments, the absorption is likely to go in the upward direction.

The shift in development status of the city from being dominated by sub-investment grade structures to good campus / large integrated park-based development has resulted in the city to grow exponentially in office segment. With increasing occupier base, and major infrastructure getting developed viz. Jewar Airport in Noida, the same trend is likely to continue in future.

2.4 Rental Trend Analysis

The rental trend for Noida is as follows:

Noida – Quoted Rental Trend

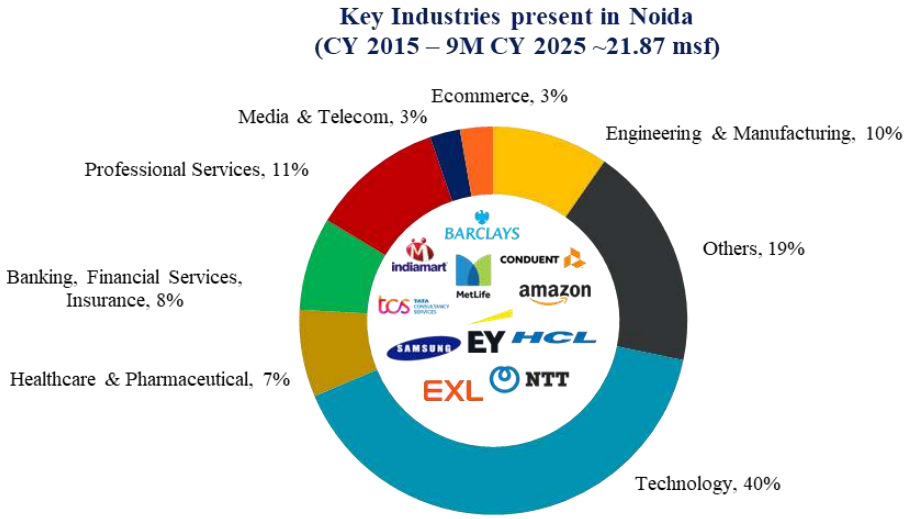


Notes:

1. *Only Grade A office spaces have been considered for the analysis presented in the above chart.*
2. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area, excluding non-IT buildings across Noida.*
3. *The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
4. *Rentals presented above are weighted average values on completed stock.*

Established micro markets of Gurugram is reaching saturation which results in benefiting the Noida micro markets because of their quality workspaces available at competitive rentals. Further, with new infrastructure initiatives viz. Airport at Jewar, the trend is likely to continue in future.

2.5 Sectoral Demand Analysis – Noida (CY 2015 – 9M CY 2025)



Source: Cushman and Wakefield Research

Notes:

1. *The lease transactions of less than 10,000 sq. ft. were ignored for Domestic and Foreign occupier bifurcation.*
2. *Others include Automobile, Education, FMCG, Logistics and Shipping, Aviation, Diversified, Real Estate and Related Services, etc.*
3. *The sectoral absorption analysis is based on gross absorption activity of Noida's relevant stock i.e., including any relocations, consolidations etc. All pre-commitments and sale/ purchase transactions are excluded from this analysis.*

Noida's office supply (which is predominantly IT/ITeS & SEZ in nature) is dominated by Technology occupiers contributing 40% to the overall demand. The other prominent industries contributing 21% to the demand are Professional Services (11%) and Engineering & Manufacturing (10%). In the recent years, factors like start-ups, individual set-ups, emergence of e-commerce, change in consumer behaviour has further led to the increase in demand of office space (including flexi workspace). The mix of foreign and domestic occupants in Noida is 56:44.

3 Noida – Greater Noida (NGN) Expressway – Competitive REIT Micro Market

3.1 Overview

The Noida–Greater Noida Expressway is one of the fastest growing office clusters of Noida. This competitive REIT micro market is located in South-Eastern part of Noida and is being developed as an integrated vector with presence of residential, institutional, commercial, IT/ITeS, along both side of NGN Expressway. Noida – Greater Noida Expressway micro market possesses excellent physical infrastructure and is one of the established IT /ITeS destinations of Noida. This micro market is dotted with presence of both nationalized and local developers. The office supply here primarily constitutes investment grade structures.

Some of the prominent IT/ITeS developments in this competitive REIT micro market includes Embassy Oxygen Tower, Advant Business Park, Stellar IT Park, Assotech Business Cresterra and the Subject property, etc. Candor TechSpace N2 is a multi-tenanted office and the largest office campus in Noida. The Competitive REIT micro market also houses the office of various corporates such as Axis Bank, Adobe, ATS etc. N2 is within close proximity to some of the renowned hotels like Sandal Suite by Lemon Tree etc.

3.2 Social and Physical Infrastructure



Source: Cushman and Wakefield Research
(Map not to scale)

Key Commercial Developments | *Social Infrastructure* | *Lifestyle Infrastructure* | *Proposed/Under Construction Office Developments* | *Hospitality Developments* | *Higher Education Institutions*

Key Office Developments	Social Infrastructure	Lifestyle Infrastructure	Proposed/Under Construction Office Developments	Hospitality Developments	Higher Education Institutions
1. Assotech Business Cresterra (1.5 km)	1. Shiv Nadar School (1.2 km)	1. Market, Sector 110 (6.5 km)	1. ORD Towers Sector 142 (3.1 km)	1. Sandal Suites by Lemon Tree (1.5 km)	1. Amity University (11.3 km)
2. Advant Navis Business Park (3.5 km)	2. Police Station, Sector 135 (1.5 km)		2. Cyberthum Tower A (6.5 km)	3. Hide Away Suites (5.3 km)	
3. Sovereign Corporate Tower (3.6 km)	3. Genesis Global School (4.2 km)				
4. Express Trade Tower 2 (4.7 km)	4. DPS, Sector 132 (7.1 km)				
5. Embassy Oxygen Business	5. Jaypee Hospital (7.1 km)				

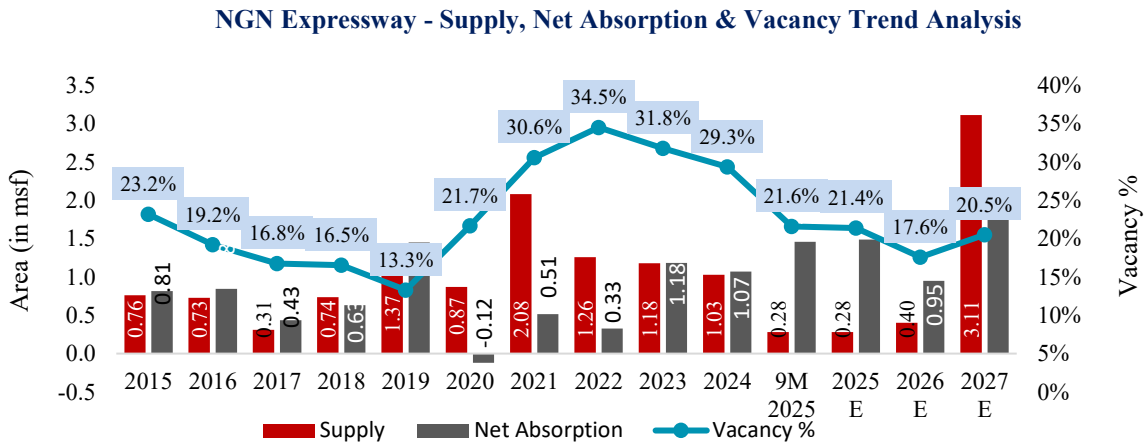
Key Office Developments	Social Infrastructure	Lifestyle Infrastructure	Proposed/Under Construction Office Developments	Hospitality Developments	Higher Education Institutions
Park (6.9 km)					
6. Windsor Grand (8.4km)	6. Pathways School Noida (8.6 km)				
7. Logix Techno Park (9.6 km)					
8. DLF Tech Park Phase-1 (4.7 km)					
9. ORD Towers Sector 132 (2.3 km)					

Noida–Greater Noida Expressway, which is a 23.5 km long 8–lane expressway connects the competitive REIT micro market to rest of the city and other parts of NCR. This micro market is also connected to other parts of the city through Aqua line of NMRC with nearest metro station located at sector 142 on NGN expressway.

Further, the under-construction Faridabad Noida Ghaziabad (FNG) Expressway and will enhance the connectivity of Noida–Greater Noida Expressway with Ghaziabad and Faridabad.

3.3 Supply, Absorption & Vacancy Analysis

The supply, absorption vacancy trend analysis for NGN Expressway are as follows.



Source: Cushman and Wakefield Research

Notes:

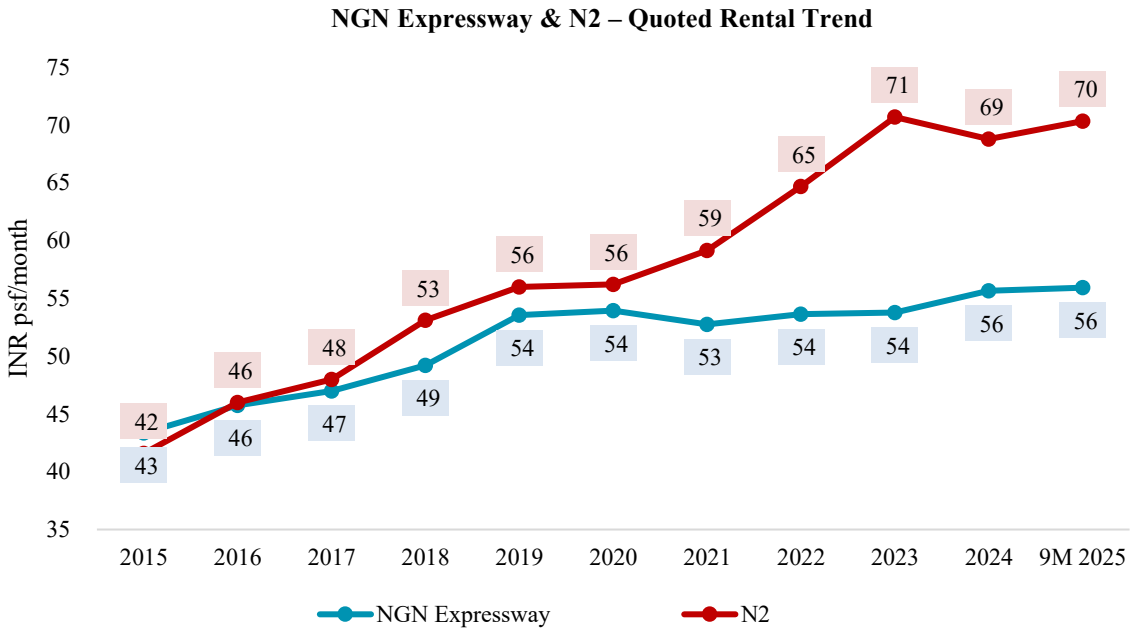
1. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area, excluding non-IT buildings and applying certain other criteria.*
2. *Future supply estimates are based on analysis of proposed and under construction buildings, however future absorption estimates are derived basis past trends, current vacancy, and estimated supply.*
3. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

The Noida–Greater Noida Expressway is one of the fastest growing office clusters of Noida. The Competitve REIT micro market enjoys superior connectivity with Delhi and other parts of Noida. With continuous impovement in infrastructure, occupiers are willing to expand across the cities. The Competitve REIT micro market has thus witnessed entry of many such occupiers. With significant differential in rentals as compared to micro markets of Gurugram and other micro markets of NCR, the Competitve REIT micro market offers competetive rentals to the occupiers.

Continuous traction has been witnessed in the NGN Expressway micro market. The average annual net absorption between CY 2022 and 9M CY 2025 stands at around 1.08 msf. Despite continuous new supply, vacancy has shown a declining trend with vacancy levels reducing from 30.6% in 2021 to 21.6% in 9M CY 2025, reflecting healthy market conditions and stable tenant interest.

3.4 Rental Trend Analysis

The rental trend analysis for NGN Expressway, Noida and the Subject Property is as follows –



Source: Cushman and Wakefield Research

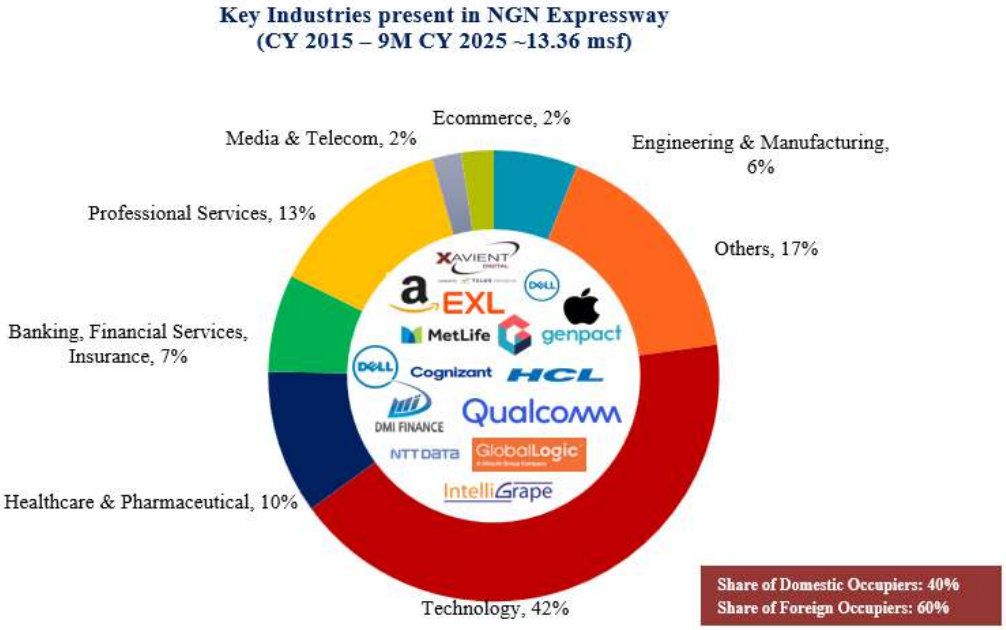
Notes:

1. *Only Grade A office spaces have been considered for the analysis presented in the above chart.*
2. *Only the relevant stock has been considered for this analysis excluding the buildings less than 1 lakh square feet, excluding non-IT buildings and applying certain other criteria.*
3. *The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters. Rentals for Candor TechSpace N2 have been sourced from client. These are actual transacted rentals which include Fresh leases, Term renewals and space extension by existing tenants, which happened at improved efficiency and the same has been adjusted to asset level efficiency.*
4. *Rentals presented above are weighted average values on completed stock.*

The competitve REIT micro market is a preferred destination for IT/ITeS occupier base. It is one of the largest office micro markets of Noida, offering superior infrastructure and office developments which offer world class amenities.

The graph above represents the rental growth rate of N2 versus entire cluster. The analysis suggests that N2 has witnessed a rental growth of 5.5%, as compared to a growth of 2.6% in the Competitive REIT Micro Market over the same period. The difference in rental growth also illustrates occupiers' willingness to pay a premium for the office developments offering better amenities and upgraded infrastructure addressing the superior standards and evolving requirements of the occupiers.

3.5 Sectoral Demand Analysis- NGN Expressway (2015 – 9M CY 2025)



Source: Cushman and Wakefield Research

Notes:

1. *The lease transactions of less than 10,000 sq. ft. were not considered for Domestic & Foreign occupier bifurcation.*
2. *Others include Automobile, Education, FMCG, Logistics & Shipping, Aviation, Diversified, Real Estate & Related Services, etc.*
3. *The sectoral absorption analysis is based on gross absorption activity of NGN Expressway's relevant stock i.e., including any relocations, consolidations etc. All pre-commitments & sale/purchase transactions are excluded from this analysis.*

Noida–Greater Noida Expressway micro market is dominated by technology sector, which contributed 42% to the leasing activity for the period CY 2015 – 9M CY 2025. The tenants are attracted to this competitive REIT micro market due to availability of larger floor plates, affordable rentals and good connectivity. The technology occupiers in this micro market are involved in the activities of software development, research & development etc. The mix of foreign and domestic occupants in NGN Expressway, Noida is 60:40.

4 Market Outlook

Noida–Greater Noida Expressway comprises some of the well-established office developments i.e., Subject Property, Embassy Oxygen Tower, Advant Business Park, Stellar IT Park, Assotech Business Cresterra etc.

Continuous traction has been witnessed in the NGN Expressway micro market. The average annual net absorption between CY 2022 and 9M CY 2025 stands at around 1.08 msf. Despite continuous new supply, vacancy has shown a declining trend with vacancy levels reducing from 30.6% in 2021 to 21.6% in 9M CY 2025, reflecting healthy market conditions and stable tenant interest.

According to the market assessment provided, the current weighted average quoted market rentals of Competitive REIT Micro Market is INR 56 per sq. ft./m and may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters. However, recent transactions at Subject Property have happened at INR 62 per sq ft./m. The difference in achievable rent illustrates occupiers' willingness to pay a premium for the office developments offering better amenities and upgraded infrastructure addressing the superior standards and evolving requirements of the occupiers.

Considering the well-maintained infrastructure, key location, the annual growth rate of 5% in market rents over medium to long term appears achievable for the Subject Property.

Also, the Competitive REIT Micro Market constitutes large IT Parks which fit well with the requirement of technology sector (largest contributor to demand of Noida). We expect that the factors including growth in the IT-BPM sector, increased interests into Indian offshore centers by several IT/ITeS corporates and GCCs will further drive significant demand in the commercial real estate sector.

C SUBJECT PROPERTY REPORT

1 Address, ownership and title details of Subject Property

Address:	Plot No. 20, 21, Noida – Greater Noida Expressway, Sector 135, Noida Uttar Pradesh – 201304, India
Ownership & title details:	Land tenure: Leasehold; and buildings thereupon are owned by Seaview Developers Private Limited, which is 100% owned and controlled by the Brookfield India REIT (refer clause 1.4 and for ownership structure refer Annexure 2).

Source: Client Information

The tenure of the underlying land of the Subject Property is leasehold with lessee being New Okhla Industrial Development Authority (NOIDA Authority). The remaining tenure of the land is ~75 years. Given that the purpose and obligations associated with lease of 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.

1.1 Encumbrances

Unless disclosed and recorded in the Subject Property Report – Part C, the Subject Property is considered to possesses a good and marketable title and is free from any unusually onerous encumbrances with no option or pre-emption rights in relation to the assets except for those created in favour of the lenders, based on the information given in the Title Reports prepared by Ind-Legal (Hereinafter referred to as 'Legal Counsels'). We have not checked and verified the title of the Subject Property.

1.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Seaview Developers Private Limited - Lease Rent Paid up to 23.05.2026 (Leased Property).

1.3 Material Litigation

Based on discussions with the Client and Title Reports shared, there are no material litigations relating to the Subject Property or any compounding charges.

1.4 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%

2 Location

2.1 General

The Subject Property is located in Sector 135, Noida. It is located in one of the established IT/ITeS office destination of Noida. It is a three-side open plot which is accessible via a 45-meter-wide sector road off Noida–Greater Noida Expressway on North as well as East and 30-meter-wide road on the West. The Subject Property is accessible via Noida–Greater Noida Expressway which connects it to further regions of NCR such as Greater Noida, Delhi, Ghaziabad, etc.

N2 lies in close proximity to Sector 142 Metro Station (Aqua Line of DMRC), which further enhances its accessibility from different parts of NCR. Further, the under-construction Faridabad Noida Ghaziabad (FNG) Expressway and a proposed 75-meter-wide expressway starting from Noida Sector 150 up till Faridabad will enhance the connectivity of Subject Property with Ghaziabad and Faridabad. The Subject Property lies in close proximity to various office assets such as Assotech Business Cresterra, Advant Navis Business Park, Stellar 135, Embassy Oxygen, Express Trade Towers 2, etc.

The location map of the Subject Property is as follows:



Source: Cushman and Wakefield Research

(Map not to scale)

Site Boundaries

The site boundaries the Subject Property are as under:

- North: Noida–Greater Noida Expressway
- East: Access Road & Developed Residential Group Housing Formats
- West: Stellar IT Park
- South: Commercial Development (Assotech Park)

2.2 Accessibility

The Subject Property is well connected to major locations in the city as well as in the NCR via multiple modes of communication. The distances from major landmarks of NCR are as follows:

- Approximately 0.1 km from Noida–Greater Noida Expressway
- Approximately 2 km from Noida Sector 142 Metro Station
- Approximately 14 km from Sector 18, Noida
- Approximately 14 km from DND Expressway
- Approximately 27 km from New Delhi Railway Station
- Approximately 28 km from Connaught Place
- Approximately 36 km from Indira Gandhi International Airport

2.3 Ground Conditions

Based on visual inspection, there were no evidence of adverse ground conditions at the Subject Property or immediate vicinity.

2.4 Environmental Considerations

We have not carried out any investigations or tests or been supplied with any information from Client or from any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster the location of the property with respect to risks pertaining to earthquakes, high winds/cyclone and flooding was studied basis the data that has been published on various government websites. Source for the same has been annexed in annexure 9. Noida where the Subject Property/(ies) are located falls in Seismic Zone IV with high damage risk. The city faces high risk in terms of high winds or cyclones too. The Subject Property is located in the Noida which is situated in the Yamuna basin in the area between Yamuna and Hindon. The terrain is generally plain with a gradual slope. Noida has not been affected by floods as per Flood Affected Area Atlas of India 2023. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it for any induced disaster.

2.5 Town Planning and Statutory Considerations

We have not made formal search but have generally relied on readily available information to general public. Our Report is on current use/ current state basis of the Subject Property, and we have not considered any Government proposals for road widening or compulsory purchase/ acquisition, or any other statute in force that might affect the Subject Property.

3 Subject Property - Asset Description

N2 is an IT/ITeS business park with 14 completed buildings & 2 future developments. The Subject Property can be classified as completed & future development. The listing of buildings under each component is as follows:

- The N2 acquisition was a related party transactions and the Gross acquisition price/Purchase price was Rs. 39.7 Billion.
- **Completed buildings with Occupancy Certificate (OC) received**– Tower 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A, Amenity Block–1 (Ground Floor) and Amenity Block–2
- **Future development buildings** – Tower 12 and Amenity Block–1 (First Floor)

The tower wise break up for the Subject Property is mentioned in the table below:

Particulars	Leasable Area (sq. ft.)	Status	Expected Completion Date
Tower-1	2,30,477	Completed	NA
Tower-2	2,60,171	Completed	NA
Tower-3	2,05,298	Completed	NA
Tower-4	2,90,210	Completed	NA
Tower-5	3,14,212	Completed	NA
Tower-6	4,28,573	Completed	NA
Tower-7	3,11,093	Completed	NA
Tower-8	2,53,982	Completed	NA
Tower-9	4,18,153	Completed	NA
Tower-10	2,63,301	Completed	NA
Amenity Block–1 (Ground Floor)	15,223	Completed	NA
Amenity Block–2	38,121	Completed	NA
Tower-11	6,86,724	Completed	NA
Tower-11A	1,68,632	Completed	NA
Tower-12	7,60,000	Future Development	Q2 FY 2032-33
Amenity Block–1 (First Floor) ^	10,873	Future Development	Q3 FY 2026–27
Total	**4,655,043**		

Source: Architect's Certificate (Date: 27th October 2025), Rent Roll as at 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information.

^The first floor of Amenity Block-1 is considered as future development and has not been counted as an additional tower for the purposes of computing the no. of buildings in the future development component.

3.1 Key Asset Information

Completed Buildings with Occupancy Certificates (OC) received.

Particulars	Details
Entity:	Seaview Developers Private Limited
Interest owned by REIT (%):	Subject Property is wholly owned by Seaview Developers Private Limited, which is 100% owned and controlled by the Brookfield India REIT (refer clause 1.4 and for ownership structure refer Annexure 2).
Asset Type:	Approved IT/ITeS
Sub-Market:	Noida – Greater Noida Expressway
Approved and Existing Usage:	IT/IteS
Land Area (acres):	~29.653
Freehold/ Leasehold:	Leasehold Land
Leasable Area:	38,84,170 sq. ft.
Occupied Area:	34,13,519 sq. ft.
Committed Occupancy (%)*:	87.88%*
Current Effective Rent (excluding parking):	INR 62 per sq. ft. per month (Office tenants only)
Current Effective Rent (excluding parking):	INR 61 per sq. ft. per month (Office, Retail and Telecom tenants)
Number of Tenants:	23 (office)

Source: Architect's Certificate (Date: 27th October 2025), Rent Roll as at 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information.

Note:

Refer company structure set out in Annexure 2.

**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area*

 # The increase in leasable area is due to change in efficiency.

Future Development – Tower 12

Particulars	Details
Interest owned by REIT (%):	Subject Property is wholly owned by Seaview Developers Private Limited, which is 100% owned and controlled by the Brookfield India REIT (refer clause 1.4 and for ownership structure refer Annexure 2).
Expected completion date of construction:	Q2 FY 2032-33
Asset type:	Approved IT/IteS
Sub-market:	Noida – Greater Noida Expressway
Approved Usage:	IT/IteS
Leasable Area:	7,60,000 sq. ft.
Status of construction:	Future Development
Approvals received and pending:	No approvals have been obtained as on date of valuation

Source: Architect's Certificate (Date: 27th October 2025), and Client Information

Future Development- Amenity Block–1 (First Floor)

Particulars	Details
Interest owned by REIT (%):	Subject Property is wholly owned by Seaview Developers Private Limited, which is 100% owned and controlled by the Brookfield India REIT (refer clause 1.4 and for ownership structure refer Annexure 2).
Expected completion date of construction:	Q3 FY 2026–27
Asset type:	Approved IT/IteS
Sub-market:	Noida – Greater Noida Expressway
Approved Usage:	IT/IteS
Leasable Area:	10,873 sq. ft.
Status of construction:	Future Development
Approvals received and pending:	No approvals have been obtained as on date of valuation

Source: Architect's Certificate (Date: 27th October 2025), and Client Information

3.2 Subject Property Inspection

Date of Inspection:	The Subject Property comprising 14 operational buildings along with future development area was physically inspected on 27th February 2025.
Inspection Details:	The inspection comprised of visual inspection of: a. Operational buildings b. Visits to their key utility areas such as LT electric room, DG Room, Pump room, HVAC installations, power back up, STP, etc, and c. Area provisioned for Future development.

Key Observation:

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

- **Completed/ Operational Building:**

  The 14 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 with OC received collectively admeasuring 38,84,170 sq. ft. of leasable area. The operational buildings comprise;

  a. Office: The 12 office towers (i.e., Tower 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A) collectively admeasuring leasable area of 38,28,076 sq. ft. These towers are occupied by multiple tenants. Major tenants in these blocks are Teleperformance, Samsung, Xavient, Steria, Qualcomm, Cognizant, Genpact, Aristocrat and Accenture.

  b. Amenity Block: Constitutes Amenity Block–1 (Ground Floor) and Amenity Block–2 having leasable area of 53,344 sq. ft. These Blocks constitute retail area catering to all basic requirements of occupiers viz. Food & Beverages (F&B) (in the form of multi cuisine food courts), creche, bank branch and ATM, indoor sports, 24X7 Paramedics, convenience store, etc. Major tenants in these blocks are BlueChip, The Kitchen Stories, Dex Retail and Ipsaa.

- **Future development**:

  The Future Development includes Tower 12 and Amenity Block–I (First Floor) having total leasable area of 7,70,873 sq. ft. The details are:

  a. Tower 12 having leasable area of 7,60,000 sq. ft. The tower is proposed to be developed with modern age aesthetics, which intends to create differential experience for the occupiers viz. walk through along waterbodies, larger lobby area, improved amenity area etc. The same is expected to be completed by Q2 FY 2032-33.

  b. Amenity Block-1 (First Floor) having leasable area of 10,873 sq. ft.

Other Amenities

- The Subject Property is equipped with sustainable features that include 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.
- It also offers amenities like food court, F&B, fitness zones with gym, convenience shopping, banks with ATMs, shuttle services and day care.

Certifications

- The Subject Property has certification of IGBC Platinum Rating for sustainability and 5–Star Rating by the Bureau of Energy Efficiency (BEE) in addition to the group wide ISO 9001, 14001, 50001, GRESB 5–star rating and OHSAS 18001 Certification.

Parking

- The large parking requirement is catered by multilevel basements and open area parking slots contributing to 6,595 (including future developments) parking spaces.

Other Observations

- The visual inspection of the buildings and the future development area did not reveal any cause of concern with no visible signs of any disrepair or ill maintenance.
- No instances of any major logging or water accumulation were observed during the inspection. The utility areas also appeared well maintained, visually.
- In addition to three existing entry and exit points, an additional entry/ exit gate is planned in near future, which shall further improve traffic movement both inside and outside the campus.
- Regular upgradation activities are being undertaken within the campus to ensure its upkeep as per the modern age requirement (Please refer to Annexure 8 for more details).

Source: Architect's Certificate (Date: 27th October 2025)

Note:

a. 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 are based completely on visual survey.

b. The increase in leasable area is due to change in efficiency.

3.3 Investigation and nature and source of information

The Valuer undertook physical visits 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 its maintenance/ upkeep.

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 who were 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

The Valuer relied on the following information and documents shared by the Client with respect to the Subject Property:

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.

Architect's Certificate (Date: 27th October 2025) mentioning site areas and Subject Property areas.

Relevant approval documents from competent authorities regarding occupancy, operations and fire safety with respect to specific buildings in the Subject Property.

Lease agreements and commercial clauses thereof for major tenants on a sample basis.

Masterplan/ Development plan applicable in the jurisdiction of the Subject Property.

Management representation regarding the following:

Major repairs undertaken and proposed in the Subject Property (*please refer Annexure 8*)

Statement of Assets

Revenue pendency, if any

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

3.4 Tenant Profile

As of 30th September 2025, the Subject Property's top 10 tenants account for ~74% of the leased area and ~74% of the gross rental income (including office and retail tenants).

Rank	Top 10 Tenants according to Leased Area	Leased Area (sq. ft.)
1	Samsung	3,77,118
2	Xavient	3,22,022
3	Steria	2,90,100
4	Qualcomm	2,71,963
5	Cognizant	2,55,826
6	Teleperformance	2,52,218
7	Genpact	2,39,641
8	Accenture	2,04,099
9	Aristocrat	1,68,632
10	Conduent	1,34,018
	Total	**25,15,637**

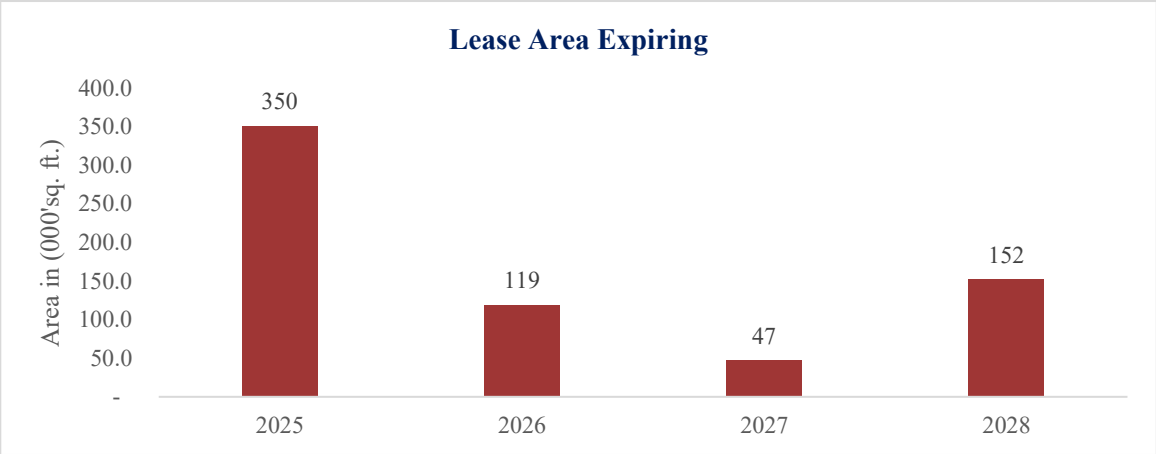
Source: Rent Roll as at 30th September 2025 and Client Information

Rank	Top 10 Tenants according to Gross Rentals	Share of Gross Rentals
1	Samsung	11%
2	Xavient	10%
3	Qualcomm	9%
4	Cognizant	8%
5	Steria	8%
6	Genpact	7%
7	Teleperformance	7%
8	Aristocrat	5%
9	Accenture	4%
10	R1 RCM	4%
	Total	**74%**

Source: Rent Roll as at 30th September 2025 and Client Information

3.5 Lease Expiry Profile

The Weighted Average Lease Expiry (WALE) of the Subject Property is 7.6 years, with 20% of occupied area expiring between 2025 and 2028 as shown in the chart below (including office, retail and telecom teng ants).



Source: Rent Roll as at 30th September 2025 and Client Information

Notes:

1. The chart is prepared on the basis of Calendar Year.
2. The time-period for 2025 is considered from 1st October 2025 till 31st December 2025.

4 Valuation Approach & Methodology

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 lease deeds were reviewed to identify tenancy characteristics for the asset.

Property Documents and architect certificates as mentioned in earlier sections of the report were reviewed for validation of area details and ownership interests of the Subject Property.

Physical site inspections were undertaken to assess the current status of the Subject Property.

4.2 Micro-market Review:

For the purpose of the valuation exercise, reliance has been placed on the market report prepared by Cushman and Wakefield (C&WI), who 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 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 completed 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 releasing).

4.3 Cash Flow Projections:

1. The Subject Property is a completed building. The cash flows have been projected as mentioned below to arrive at the value estimate.
2. Net operating income (NOI) has primarily been used to arrive at the value of the subject properties. 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 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:

   Step 1: Projecting the rental income as per the existing lease terms for a cashflow period of 10 years.

   Step 2: Generating a market led rental income stream for identified tenancies for the time period similar to the cash flows drawn in the aforementioned step.

   Step 3: 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).
3. Recurring operational expenses, and vacancy provision 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 Properties.
4. The net income on quarterly basis has been projected over the next 10 years and the one year forward NOI (for 11th year) as of end of year 10 has been capitalized to assess the terminal value of the development. The quarterly net cash flows over the next 10 years along with the terminal value estimated at the end of year 10 have been discounted at a suitable discount rate to arrive at the net present value of the cash flows accruing to the Subject Property through this approach.

4.4 Information Sources:

Subject Property related information relied upon for the valuation exercise has been provided to the Valuer by the Client and the market data has been provided by C&WI, unless otherwise mentioned. 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 only to ensure its correctness.

5 Assumptions considered in Valuation (DCF Method)

The following assumptions have been made to arrive at the market value of the Subject Property as on 30th September 2025:

Cashflow Period	Unit	Details
Valuation Date	Date	30-Septeber-25
Cashflow Period	Years	10
Cashflow Exit Period	End Date	30-September-35

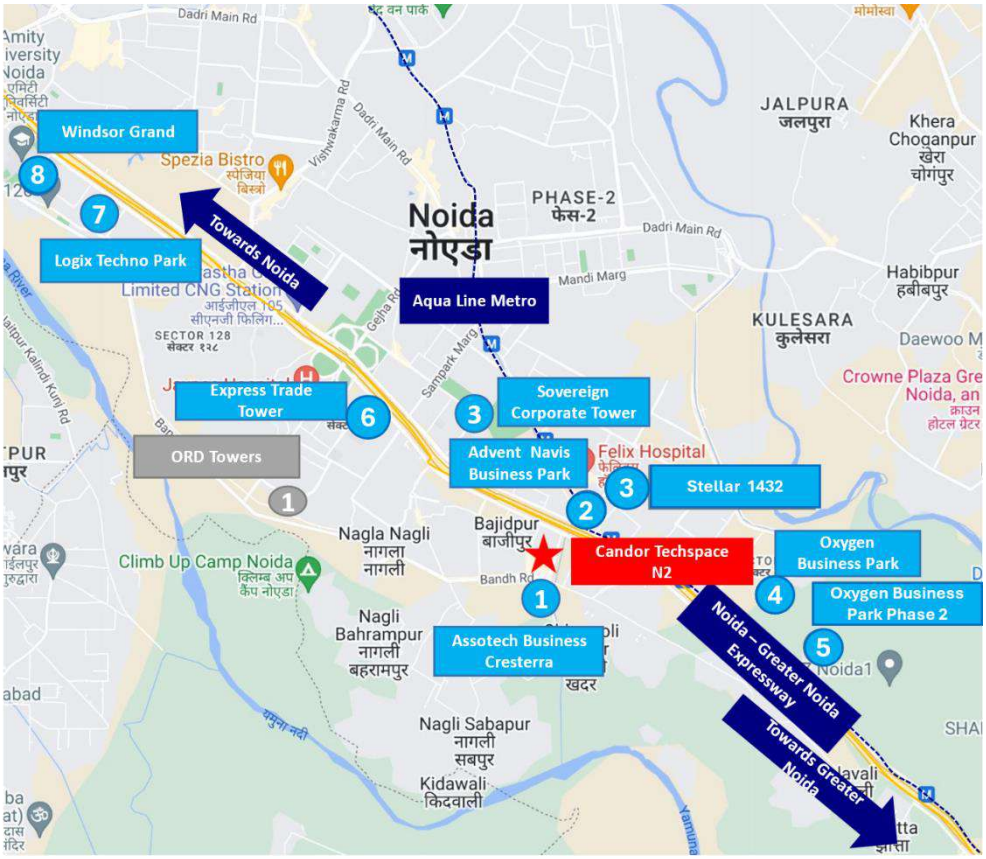
Subject Property Details: Completed Property

Subject Property Details	Unit	Details
Total Leasable Area	sq. ft.	38,84,170#
Area Leased	sq. ft.	34,13,519
Committed Occupancy*	%	87.88%
Vacant Area	sq. ft.	4,70,651
Vacancy	%	12.1%
Stabilized Vacancy	%	2.5%
Further Leasing#	sq. ft.	3,73,547
Existing Lease Rollovers	%	100%
Rent Free Period – Existing Leases	Months	1
Rent Free Period – New Leases	Months	4
Total Parking Slots	#	6,595
Estimated Leasing Period	# of quarters	8

Source: Architect's Certificate (Date: 27th October 2025), Rent Roll as at 30th September 2025.
Note: Further Leasing and Estimated Leasing Period relate to the existing Vacant Area.
**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area*
 # The increase in leasable area is due to change in efficiency.

- **Rent-free period:** In accordance with market benchmarks for Grade A properties, rent-free period of one month has been considered for existing lease rollovers and four months for new leases.
- **Future absorption:**
  - Over CY 2022 – 9M CY 2025, the Noida–Greater Noida Expressway micro market has witnessed an average annual net absorption of approximately 1.08 msf.
  - Going Forward, this micro market is expected to have an average annual demand of approximately 1.33 msf per annum till year CY 2027E.
  - Considering the above, it would be reasonable to believe that the Subject Property shall be able to lease up ~0.37 msf within 8 quarters from Jan 2026 after incorporating a 2.5% stabilised vacancy which is a standard for Grade A office properties in the market.

Subject Property and Relevant Existing/ Upcoming Supply in the Noida–Greater Noida Expressway Micro Market



Source: Cushman and Wakefield Research
Note: Blue boxes signify existing supply and grey box signify upcoming supply.

Revenue Assumptions

Revenue Assumptions	Unit	Details
Achievable Market Rent – Office (Base)	Per sq. ft. per month	INR 64.63
Achievable Market Rent – Office (Base) (Non SEZ Area)	Per sq. ft. per month	INR 71.29
Achievable Market Rent – Retail (Base)	Per sq. ft. per month	INR 103.00
Achievable Market Rent – Office (Base) (including Parking)	Per sq. ft. per month	INR 66.63
Achievable Market Rent – Office (including Parking) (Non SEZ Area)	Per sq. ft. per month	INR 73.29
Achievable Market Rent – Retail (including Parking)	Per sq. ft. per month	INR 105.00
Rental Growth Rate (for FY' 27 onwards)	% p.a.	5.0%
O&M Markup Growth Rate – FY27 onwards	% p.a.	4.0%
O&M Markup Growth Rate (CIOP* Margin) FY27 onwards	% p.a.	5.0%
Normal Market Lease Tenure	# of years	9
Normal Market Escalation at end	# of years	3
Market Escalation at the end of Escalation period	%	15%
O&M Markup for future leases	Per sq. ft. per month	INR 6.96

*Note: *CIOP (Candor India Office Park) provides project management services to the properties of Brookfield India REIT which include services pertaining to construction, operations, procurement, accounting, legal and compliance services.*

- **Market rent – office:**
  - 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).
  - Leases happened for the period FY' 2026, approximately 0.183 msf was leased in the effective adjusted efficiency rental range of INR 62-71 per sq. ft. per month (including parking). Some of the office leases signed in between FY 2026 are given below:

Lease Transactions for FY' 2026

Tenants	Year	Area (sq. ft)	Rent (INR per sq. ft/ month) Including Parking
IT services	2026	27,900	71
IT services	2026	29,200	71
IT Services	2026	35,200	62
IT Services	2026	35,700	62
IT Services	2026	35,700	62

Source: Rent roll as at 30th September 2025 and Client Information

The leases have taken place at lower efficiency therefore rental has been adjusted to asset level efficiency which is 75%.

  - Rental assumption for 31st March 2025 valuation was INR 71.5 per sq. ft. for Non SEZ area and INR 65 for SEZ Area which has been revised to INR 73.3 per sq. ft. for Non SEZ Area and INR 66.6 for SEZ Area for the 30th September 2025 valuation based on the transactions that have taken place in the micro market.
  - Considering the location, accessibility, quality, size of the building, and keeping in view of the future supply, which is very limited, enable the buildings to command a premium. Hence, it can reasonably be assumed that the Subject Property shall be able to command a monthly rental of INR 66.6 per sq.

ft. per month (including parking charges) for SEZ Area and INR 73.3 per sq. ft. per month (including parking charges) for Non SEZ Area as Non SEZ IT/ITeS area gets leased at a premium of 10% compared to SEZ area.

- **Market rent growth rate:** Considering the balanced absorption and future supply profile in the competitive REIT micro-market, we expect annual growth in achievable market rentals to be in the range of 5–6% in the medium to long term. Considering the well-maintained infrastructure, key location, improved connectivity (through planned elevated corridors and underpasses and expansion of metro network) , we have considered an annual rental growth rate of 5.0%.
- **Other income:** We have been provided with other income for Visitor Car Park, Signage, ATM, Telecom Tower, Kiosk, Event, Vending Machine, service connection and other charges and miscellaneous income. We have considered an annual growth of 5% on other income.
- **O&M Mark-up:** O&M revenues and expenses were shared by the Manager. O&M Mark-up constitutes two components, namely, O&M Mark-up including sinking fund and CIOP Mark-up. Since O&M revenues include sinking fund which is being charged at a constant rate without any growth assumed on it, the growth rate for O&M Mark-up has been suitably adjusted to normalise it over the future tenure. The O&M Mark-up for the Subject Property for FY'26 has been assumed to range from INR 3 to 10 per sq. ft. per month. Further, the total CIOP expense for N2 is provided to be INR 1,119 Million for the period between October 2025 –December 2033. The same has been escalated at 8% annually for the subsequent year. Tenants are charged INR 3.84 – 8.96 per sq. ft. per month, based on their type on account of CIOP expense plus Mark-up.
- **Efficiency**: In order to normalise the efficiency at which the leases have happened in the Subject property over the past six months, we have decreased the efficiency of the existing leases to 75% where it was more than 75%, when the area gets re-leased on expiry.
- **Projected NOI Growth:**

  Considering the above-discussed assumptions on rental growth, market trends, supply-demand conditions, and macroeconomic factors, the projected Net Operating Income (NOI) growth for the assets has been arrived at as detailed below:

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mill.)	2,804	3,414	3,734	3,945	4,155	4,402	4,666	4,846	5,041	5,214	5,628
Growth		22%	9%	6%	5%	6%	6%	4%	4%	3%	8%

Operating Cost Assumptions

Cost Assumptions	Unit	Details
Brokerage Cost (Renewal/ Release)	Month Rent	1 Month Rent
Brokerage Cost (New Lease)	Month Rent	2 Month Rent
Other Costs for Vacant Area for the Property Owner	Per sq. ft./month	INR 8.14
Land Lease Rent Payment	Per sq. ft./month	INR 0.30
Cost Escalation	% p.a.	5.0%
Transaction Cost on Sale	% of Terminal Value	1.0%
Maintenance Capex as % of Revenue (Base Rent + Parking)	%	2.0%

Please note that there is a general development expenditure of INR 488 million to be incurred on the Subject Property.

- **Brokerage:** In accordance with the market benchmarks for Grade A properties, we have assumed brokerage expense amounting to two months for new leases and one month for existing lease rollovers.
- **Lease rent payment & Rent permission:** The Subject Property being the leasehold property involves lease rent payments of INR 14.09 Million per annum (as per the information provided by Client). The same has been escalated by 50% in FY'27.
- **Transaction cost** has been assumed at 1% of the terminal value and is expected to be incurred towards brokerage, transaction fees, etc.
- The cost escalation/inflation assumption of 5.0% per annum has been determined based on similar portfolios and which further corroborates with general consumer inflation trends observed in the Indian economy. This rate reflects average taken for historical inflation data for past 10 years from 2015 to 2024. Below is a table presenting the consumer inflation rate across various years:

Year	Inflation (%)
2015	4.91%
2016	4.95%
2017	3.33%
2018	3.94%
2019	3.73%
2020	6.62%
2021	5.13%
2022	6.70%
2023	5.65%
2024	4.95%

Source: World Bank

Discount Rate & Capitalisation rate assumptions

- **Capitalization Rate:**

Capitalization rate ("Cap rate") is a real estate industry metric referring to the ratio of the Net Operating Income (NOI) arising rental income to their gross asset value, indicating the expected income yield of the investor from concerned property. It reflects the expectation of the investor on stability of rental income driven by the asset quality, tenant profile, market demand-supply dynamics and macro-economic expectations on prevailing risk free/low risk interest rates.

The capitalization rate adopted for valuing various assets has been based on factors such as:

- Relevant parameters of some key investments in comparable properties of similar quality, use, tenant profile made by institutional real estate investors were perused. Further, considering that these investments have been made through institutional player, the cap rate for the Subject Property was suitably adjusted.

  The selected comparable investments consist of investment-grade A properties with a similar tenant profile, commercial usage backed by institutional investors. These properties primarily include large office parks, aligning closely with the characteristics of the REIT properties. Considering these criteria, following comparable transactions have been analyzed to derive the capitalization rate:

Name of Seller	Name of Buyer	Location	City	Name of Building	Type of Building	Year of Transaction	Area (sq. ft.)	Deal Size (INR mn)	Capitalization Rate
Shapoorji Pallonji-Allianz	GIC	Gachibowli	Hyderabad	Waverock 2.1	Commercial	2024	22,84,918	21,500	~8%
MFAR Developers	Edelweiss Alternatives	Outer Ring Road	Bangalore	Embassy Manyata Tech Park	Commercial	2024	11,00,000	15,000	~8%
Kalyani Developers	Tablespace Technologies	Whitefield	Bangalore	Kalyani Camellia	Commercial	2024	5,00,000	5,000	~8%
Bhartiya Group	GIC	Hebbal	Bangalore	Bhartiya City	Commercial	2023	30,00,000	28,000	~8%
Brookfield Asset Management	GIC & Brookfield REIT	Powai	Mumbai	9 Grade A Properties in Downtown Powai	Commercial	2023	27,00,000	65,000	~8%
Brookfield Properties	Brookfield REIT & GIC	Gurugram	NCR	Candor Techspace G1	Commercial	2023	37,98,366	47,250	~8%
Salarpuria Sattva	Continental Automotive	Electronic city	Bangalore	South Gate	Commercial	2022	8,50,885	7,516	8.32%
TRIL Properties	CPPIB	Suburban South	Chennai	TRIL Info Park	Commercial	2022	46,67,000	63,000	~7.6% - 7.7%
Embassy Property Developments Pvt. Ltd.	Embassy Office Parks REIT	ORR, Bangalore	Bangalore	Embassy Tech Village	Commercial	2020	91,00,000	97,824	7.50%

Source: Secondary Market Research

Note: The above information is based on information published in public domain and discussions with various market player.

Based on these considerations, an exit capitalisation rate ranging between 7.5% and 8.5% has been adopted, with the lower end of the range applied to assets demonstrating superior performance and fundamentals within the portfolio. Thus we have considered the cap rate as 8% for the valuation of Candor Techspace N2.

- **Discount Rate**

  The discount rate applied to the available cash flows reflects the opportunity cost to all the capital providers, namely shareholders (Cost of Equity) and creditors (Cost of Debt), weighted by the relative contribution to the total capital of the company (WACC). The opportunity cost to the capital provider equals the rate of return the capital provider expects to earn on other investments of equivalent risk.

- **Cost of Debt**

  The cost of debt is the return that a company provides to its debtholders and creditors. These capital providers need to be compensated for any risk exposure that comes with lending to a company. The cost of debt for real estate assets is often influenced by the stage of development of the asset. The mature and income-generating assets are considered less risky, leading to lower interest rates. In this context, the cost of debt for Brookfield India REIT properties is benchmarked to the interest rates observed in REITs, as all bear similar characteristics in terms of type and development status of properties. Since a major portion of REITs' portfolios consists of completed, income-generating assets, the cost of debt aligns more closely with the Lease Rent Discounting (LRD) rate.

  This This approach ensures that the cost of debt is aligned with the risk profile of the property and current market conditions,

  Please find below Cost of Debt for Comparable REIT.

REIT	Jun-25
Embassy Office Parks REIT	7.55%
Mindspace Business Parks REIT	7.84%
Brookfield India Real Estate Trust	8.10%
Knowledge Realty Trust	8.99%

Source: Analyst Presentation for respective REIT

  The cost of debt for September 2025 valuation has been taken at 8.4 % basis the range of cost of debt for the REITs as mentioned in the above table.

- **Cost of Equity**

  We have considered the cost of equity at 14.50% as per the market return expectations of various investors for commercial office. Apart from that we have also benchmarked CAPM model and inputs of same is detailed out as under

  - We have considered risk free rate of 6.96% based on average 10-year treasury bond yield.
  - For calculation of beta, we have benchmarked industry (Nifty Realty Index). We have considered average 5-year Beta of Nifty Realty index with respect to Nifty 50.
  - We have considered market risk premium of 5.59% based on the returns of broad-based BSE 500 stock index for the past 10 to 15 years.

- **Debt-Equity Ratio (weightage of WACC)**

  As discussed earlier, the cost of debt has been derived based on prevailing LRD rates, while the cost of equity has been calibrated to account for both asset-specific and market-specific factors, reflecting investor expectations from an operational Grade A office spaces. Additionally, the debt-to-equity mix has been determined considering the typical LRD tenures and the extent to which debt financing contributes to the overall asset value.

It may be noted basis management representation that the current debt equity structure of Brookfield India REIT is 30:70. However, the SEBI REIT Regulations states that the maximum permissible limit for debt is 49%. Hence, we have considered the debt and equity mix of 45% and 55% which lies well within the limit specified as per the SEBI REIT Regulations and is also accepted by the market participants.

Derivation of WACC

Based on above, the following WACC rate has been assumed for completed commercial assets part of the Brookfield India REIT:

	Cost	Weightage	
Cost of Debt	**8.4%**	**45.0%**	**~11.75%**
Cost of Equity	**14.5%**	**55.0%**	

Note: As per management representation planned debt equity structure for Brookfield India REIT is 45:55.

Future Development

Please note that all assumptions mentioned above under the "Completed Property" section hold true for "Future development" buildings. The exceptions if any are as elaborated below:

Subject Property Details

Subject Property Details	Unit	Tower 12	Amenity Block–1 (First Floor)
Total Leasable Area	sq. ft.	7,60,000	10,873
Stabilized Vacancy	%	2.50%	2.50%
Rent Free Period – New Leases	Months	4	4
Total Parking Slots	#	819	-
Estimated Leasing Period	# of quarters	7	2

Source: Architect's Certificate (Date: 27th October 2025)

Construction Related Assumptions

Construction Related Assumptions	Units	Tower 12
Start Date of Construction	Month/ Year	October–28
End Date of Construction*	Month/ Year	September–32
Total Construction Cost[3]	INR Million	4,100

**Expected date of receiving occupancy certificate as per management representation.*

Notes:

1. *We have relied upon Client inputs for the assumptions relating to construction.*
2. *The assumptions on cost to be incurred for future developments is based on inputs provided from the client while applying independent professional judgement by the valuer.*
3. *Total Construction Cost includes cost of development of the common areas in the Subject Property.*

Revenue Assumptions

Revenue Assumptions	Unit	Details
Achievable Market Rent – Office (Base)	Per sq. ft. per month	INR 64.63
Achievable Market Rent – Retail (Base)	Per sq. ft. per month	INR 103.00
Achievable Market Rent – Office (including Parking)	Per sq. ft. per month	INR 66.63
Achievable Market Rent – Retail (including Parking)	Per sq. ft. per month	INR 105.00
Rental Growth Rate (from FY' 27 onwards)	% p.a.	5.0%
O&M Markup Growth Rate – FY 27 onwards	% p.a.	4.0%
O&M Markup Growth Rate (CIOP* Margin)- FY 27 onwards	% p.a.	5.0%
Normal Market Lease Tenure	# of years	9
Normal Market Escalation at end	# of years	3
Market Escalation at the end of Escalation period	%	15%
O&M Markup for future leases	Per sq. ft. per month	INR 6.96

*Note: *CIOP (Candor India Office Park) provides project management services to the properties of Brookfield India REIT which include services pertaining to construction, operations, procurement, accounting, legal and compliance services.*

- The cost escalation/inflation assumption of 5.0% per annum has been determined based on similar portfolios and which further corroborates with general consumer inflation trends observed in the Indian economy. This rate reflects average taken for historical inflation data for past 10 years from 2015 to 2024. Below is a table presenting the consumer inflation rate across various years:

Year	Inflation (%)
2015	4.91%
2016	4.95%
2017	3.33%
2018	3.94%
2019	3.73%
2020	6.62%
2021	5.13%
2022	6.70%
2023	5.65%
2024	4.95%

Source: World Bank

Capitalization Rate and Discount Rate

- With reference to the explanation in completed property section, the cap rate for the Subject Property has been assumed to be 8 % in line with the available market information applied on the one year forward NOI in the terminal year.
- Cost of debt for under construction properties is considered based on prevailing construction finance rates at 10%.
- Additionally, the proportion of debt and equity has been derived considering the leverage extended for construction of Grade A office developments based on industry benchmarks and feedback received from financial institutions.
- Higher discount rate of 13% is assumed for the properties which are under-construction and/or at land stage.

6 Market Value

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property (Completed and Future Development) comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property, as on 30th September 2025, is as follows:

Component	Market Value as on	In Figures	In Words
Completed Buildings	30th September 2025	INR 45,626 Million	Indian Rupees Forty-Five Billion and Six Hundred and Twenty Six Million Only
Future Developments	30th September 2025	INR 2,228 Million	Indian Rupees Two Billion Two Hundred and Twenty Eight Million Only

REIT's share in asset: 100%

Market Value Progression

Component	Market Value (INR Mn) as on		
	30th September 2022**	30th September 2023	30th September 2024
Completed Buildings	INR 38,686 Million	INR 39,562 Million	INR 42,020 Million
Future Developments	INR 2,284 Million	INR 2,354 Million	INR 2,649 Million
	31st March 2023	31st March 2024	31st March 2025
Completed Buildings	INR 40,493 Million	INR 40,274 Million	INR 43,016 Million
Future Developments	INR 2,403 Million	INR 2,345 Million	INR 2,210 Million

*Note: ** The valuations as of the specified date were conducted by another valuer. Therefore, the market value has been provided by Brookfield REIT Management, sourced from their website. For more details, please visit–*

www.brookfieldindiareit.in

Ready Reckoner Rate

Component	Rate
Carpet Area	INR 2,25,000 per sq. meter
Land Area	INR 31,000 per sq. meter

For reference, please refer Annexure 7.

I, L. Anuradha, the Valuer for the Subject Property, hereby declare that:

• I am fully competent to undertake the valuation,

• I am independent and have prepared the report on a fair and unbiased basis, and

• I have valued the properties based on the valuation standards as specified under sub-regulation 10 of regulation 21 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014

Prepared by



(L.Anuradha)

IBBI/RV/02/2022/14979

D ANNEXURES

Annexure 1: Cash Flows

Completed Buildings: Tower 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A, Amenity Block–1 (Ground Floor) and Amenity Block–2

Particulars	Unit	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35	30-Sep-36
OPERATING INCOME												
Lease Rentals (including Parking income)	INR Million	2,396	2,933	3,210	3,404	3,605	3,837	4,080	4,240	4,413	4,560	4,947
O&M Markup	INR Million	455	508	540	557	574	591	612	630	651	676	701
Other Income (Telecom, Promotional, Visitor Parking & Misc. Activities)	INR Million	16	17	18	19	20	21	22	23	24	25	26
Total Income from occupancy	INR Million	2,867	3,458	3,768	3,980	4,199	4,449	4,713	4,893	5,088	5,261	5,675
OPERATING COSTS												
CAM Costs For Vacant Areas	INR Million	(33)	(10)	-	-	-	-	-	-	-	-	-
Lease Rent Payments	INR Million	(31)	(34)	(34)	(34)	(44)	(47)	(47)	(47)	(47)	(47)	(47)
Total Operating Costs	INR Million	(64)	(45)	(34)	(34)	(44)	(47)	(47)	(47)	(47)	(47)	(47)
Net operating Income	INR Million	2,804	3,414	3,734	3,945	4,155	4,402	4,666	4,846	5,041	5,214	5,628
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	70,345	
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(703)	
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-	-	
Total Net Income	INR Million	2,804	3,414	3,734	3,945	4,155	4,402	4,666	4,846	5,041	74,856	
Maintenanace Capex	INR Million	(48)	(59)	(64)	(68)	(72)	(77)	(82)	(85)	(88)	(91)	
Brokerage Expenses	INR Million	(58)	(37)	(17)	(9)	(24)	(34)	-	(32)	(26)	(119)	
Total Construction Costs	INR Million	(285)	(203)	-	-	-	-	-	-	-	-	
Net Cashflows	INR Million	2,413	3,115	3,653	3,868	4,059	4,291	4,585	4,728	4,926	74,646	

Note: We have arrived at the valuation of the Subject Property using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Future Development: Tower 12

Particulars	Unit	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35	30-Sep-36
OPERATING INCOME												
Lease Rentals (including Parking income)	INR Million	-	-	-	-	-	-	-	42	429	873	908
O&M Markup	INR Million	-	-	-	-	-	-	-	24	122	177	185
Other Income (Telecom, Promotional, Visitor Parking & Misc. Activities)	INR Million	-	-	-	-	-	-	-	-	-	-	-
Total Income from occupancy	**INR Million**	-	-	-	-	-	-	-	65	551	1,050	1,092
OPERATING COSTS												
CAM Costs For Vacant Areas	INR Million	-	-	-	-	-	-	-	(92)	(32)	-	-
Lease Rent Payments	INR Million	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)
Total Operating Costs	**INR Million**	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(96)	(36)	(4)	(4)
Net operating Income	**INR Million**	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(31)	514	1,045	1,088
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	13,598	
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(136)	
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-	-	
Total Net Income	**INR Million**	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(31)	514	14,507	
Maintenanace Capex	INR Million	-	-	-	-	-	-	-	(1)	(9)	(17)	
Brokerage Expenses	INR Million	-	-	-	-	-	-	-	(45)	(103)	-	
Total Construction Costs	INR Million	-	-	-	(1,640)	(820)	(820)	(820)	-	-	-	
Net Cashflows	**INR Million**	(4)	(4)	(4)	(1,644)	(824)	(824)	(824)	(77)	403	14,489	

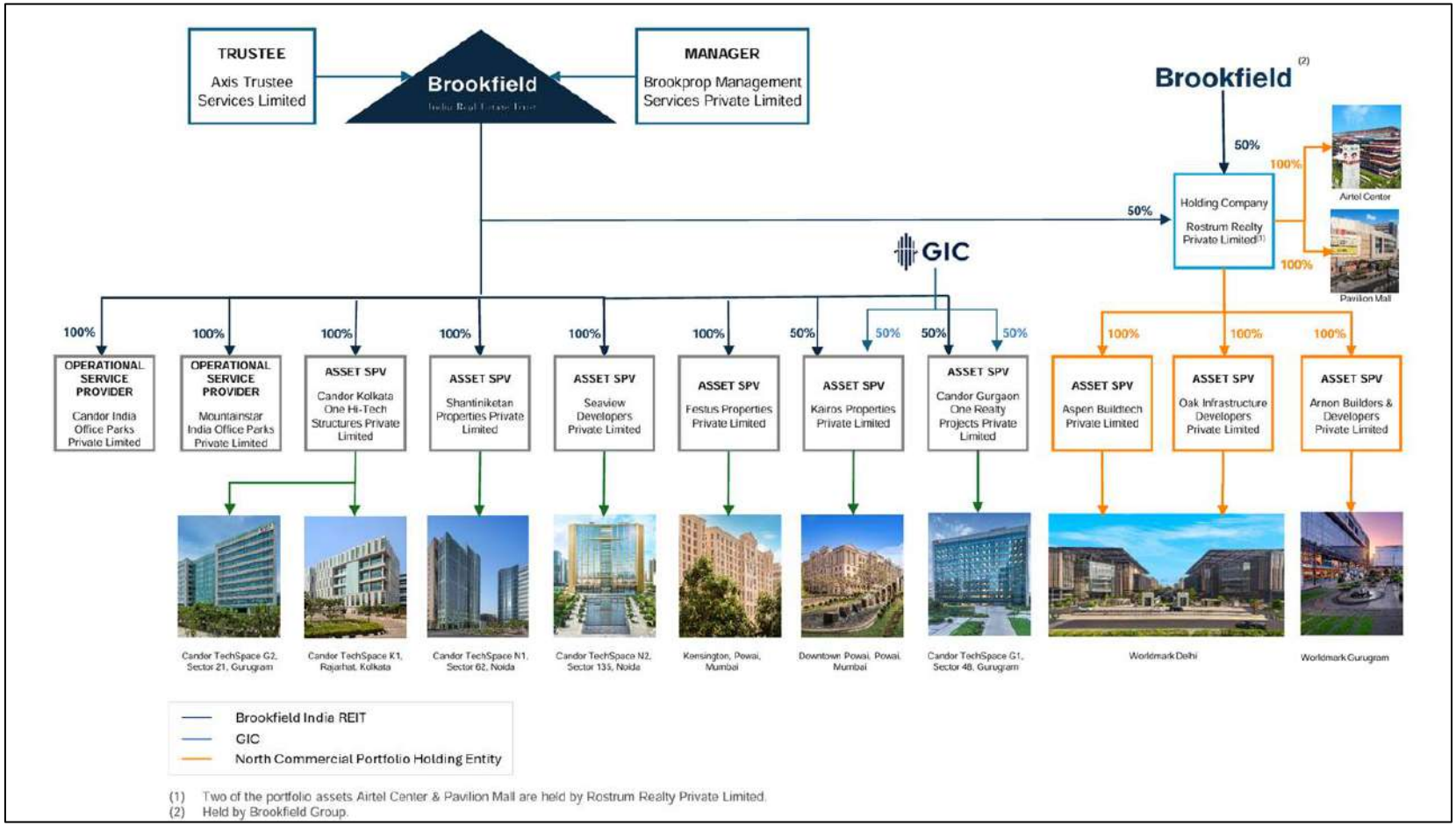
Note: We have arrived at the valuation of the Subject Property using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Future Development: Amenity Block–1 (First Floor)

Particulars	Unit	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35	30-Sep-36
OPERATING INCOME												
Lease Rentals (including Parking income)	INR Million	-	4	14	14	16	17	17	18	19	19	21
O&M Markup	INR Million	-	1	2	2	2	2	2	2	2	3	3
Other Income (Telecom, Promotional, Visitor Parking & Misc. Activities)	INR Million	-	-	-	-	-	-	-	-	-	-	-
Total Income	INR Million	-	5	16	16	18	19	19	20	21	22	24
Total Income from occupancy	**INR Million**	-	5	16	16	18	19	19	20	21	22	24
OPERATING COSTS												
CAM Costs For Vacant Areas	INR Million	(1)	(0)	-	-	-	-	-	-	-	-	-
Lease Rent Payments	INR Million	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Operating Costs	**INR Million**	(1)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Net operating Income	**INR Million**	(1)	5	16	16	18	19	19	20	21	22	24
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	296	
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(3)	
Total Net Income	**INR Million**	(1)	5	16	16	18	19	19	20	21	314	
Maintenanace Capex	INR Million	-	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	
Brokerage Expenses	INR Million	-	(2)	-	-	-	-	-	-	-	-	
Net Cashflows	**INR Million**	(1)	2	16	16	17	18	18	20	21	314	

Note: We have arrived at the valuation of the Subject Property using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

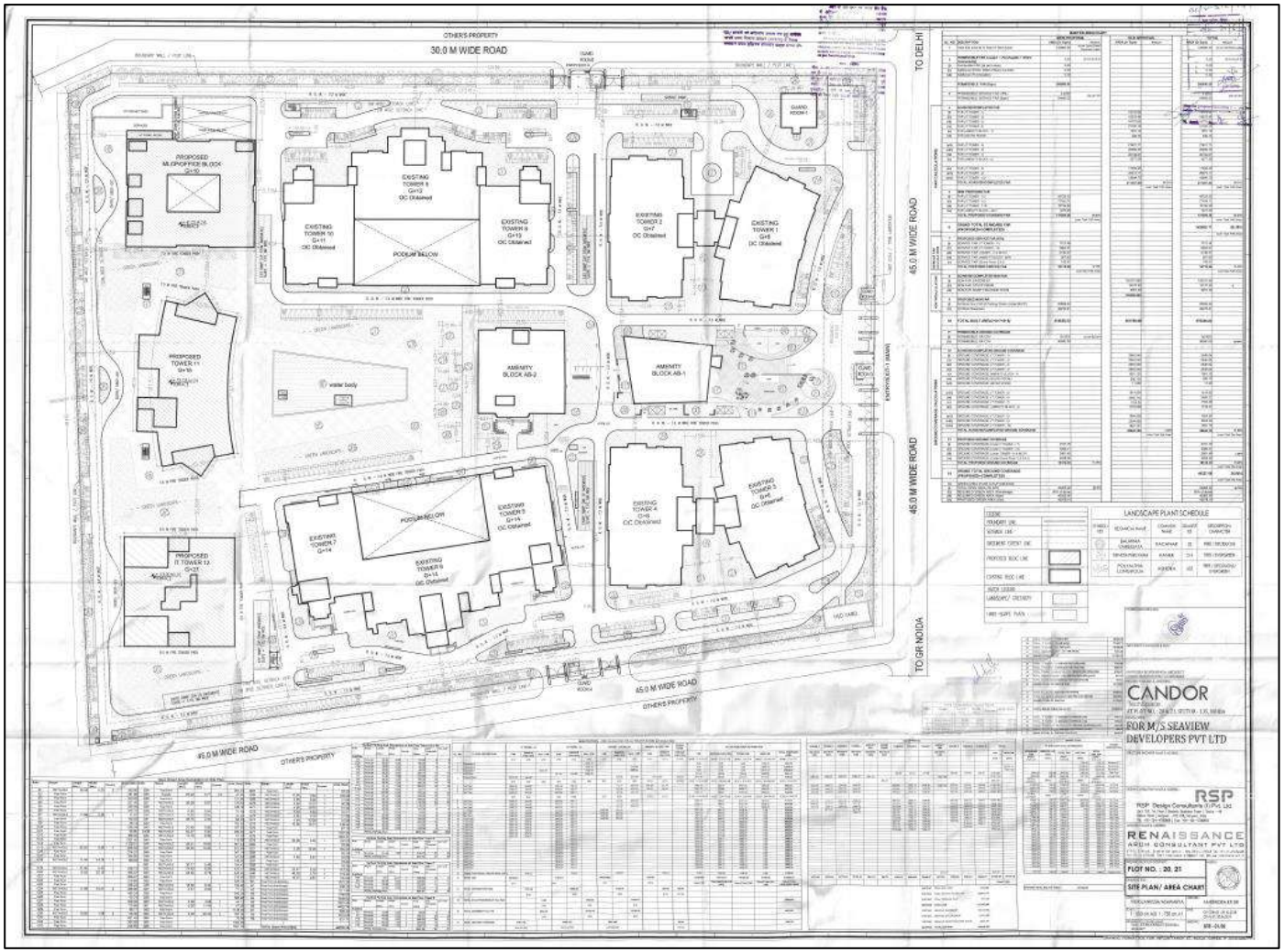
Annexure 2: Ownership Structure



Note:

By way of a scheme of amalgamation filed with the NCLT, Candor Gurgaon 2 has merged into Candor Kolkata. The NCLT has approved the scheme by way of its order dated 8 August 2019 and has approved the application for rectification of the aforesaid order by way of its order dated 14 November 2019. The scheme has been made effective from May 4, 2020, with the approval of the BoA dated 5 March 2020 and ROC, Mumbai dated 4 May 2020.

Annexure 3: Site Layout (Completed & Future Development)



Source: As provided by client

Annexure 4: Subject Property Photographs



View of Tower 1



View of Tower 2



View of Tower 8,9,10



View of Tower 10



View of Tower 11A



View of Tower 11



View of DG Room Tower 4 ,5 & 6



Internal View of Plant Room Tower 4, 5 & 6



View of Power Back-Up



Internal view of Tower 6



Internal View of Lobby



View of Amenity Block–2

Annexure 5: Statement of Key assets

Building	No/Name	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10	B11
No of DG Capacity	kVA	3 x 1500 kVA, 1 x 750 kVA		4 x 1500 kVA		6 x 1500 kVA			7 x 1500 kVA			3 x 2000 kVA
No of Transformer/Capacity	kVA	2 x 1500 kVA, 1 x 1500 kVA		3 x 1500 kVA		4 x 2000 kVA			3 x 2000 kVA, 1 x 1500 kVA			2 x 2250 kVA
Chiller Rating	TR	3 x 400 TR		4 x 400 TR		5 x 500 TR			4 x 500 TR			3X750 TR
Cooling Tower	TR	DG: 4 x 250 TR, HVAC: 3 x 400 TR		DG: 4 x 250 TR, HVAC: 4 x 400 TR		DG: 6 x 250 TR, HVAC: 5 x 600 TR			DG: 7 x 250 TR, HVAC: 5 x 500 TR			DG: 1 x 200 TR, 1 x 400 TR, HVAC: 3 x 750 TR
FF System (Pumps & Engine)	KW/HP	Jockey: 2 x 15 HP, Sprinkler: 1 x 120 HP, Hydrant: 1 x 120 HP, Curtain Pump: 1 x 30 KW, Diesel Engine: 1 x 127 HP										Jockey: 2 x 25 HP, Sprinkler: 1 x 240 HP, Hydrant: 1 x 240 HP, Curtain Curtain Pump: 1 x 45 KW, Diesel Engine: 1 x 254 HP CurtainDiesel Engine: 1 x 72 HP
Water Pumping System (Domestic & Flushing)	KW/HP	Domestic: 2 x 4 KW, Flushing: 2 x 5.5 KW	Domestic: 2 x 4 KW	Domestic: 2 x 5.5 KW	Domestic: 2 x 7.5 KW	Domestic: 2 x 9 KW, Flushing: 2 x 7.5 KW	Domestic: 2 x 15 KW, Flushing: 4 x 7.5 KW		Domestic: 2 x 7.5 KW	Domestic: 2 x 15 KW	Domestic: 2 x 11 KW, Flushing: 2 x 11 KW	Domestic: 2 x 11 KW, Flushing: 2 x 11 KW
STP Rating	KLD	300 KLD * 1				300 KLD * 2			300 KLD * 2			
Warm Shell/ Bare Shell		Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell	Bare Shell

Source: Client

Annexure 6: List of sanctions and approvals

List of one-time sanctions/ approvals which are obtained or pending:

Approvals Received

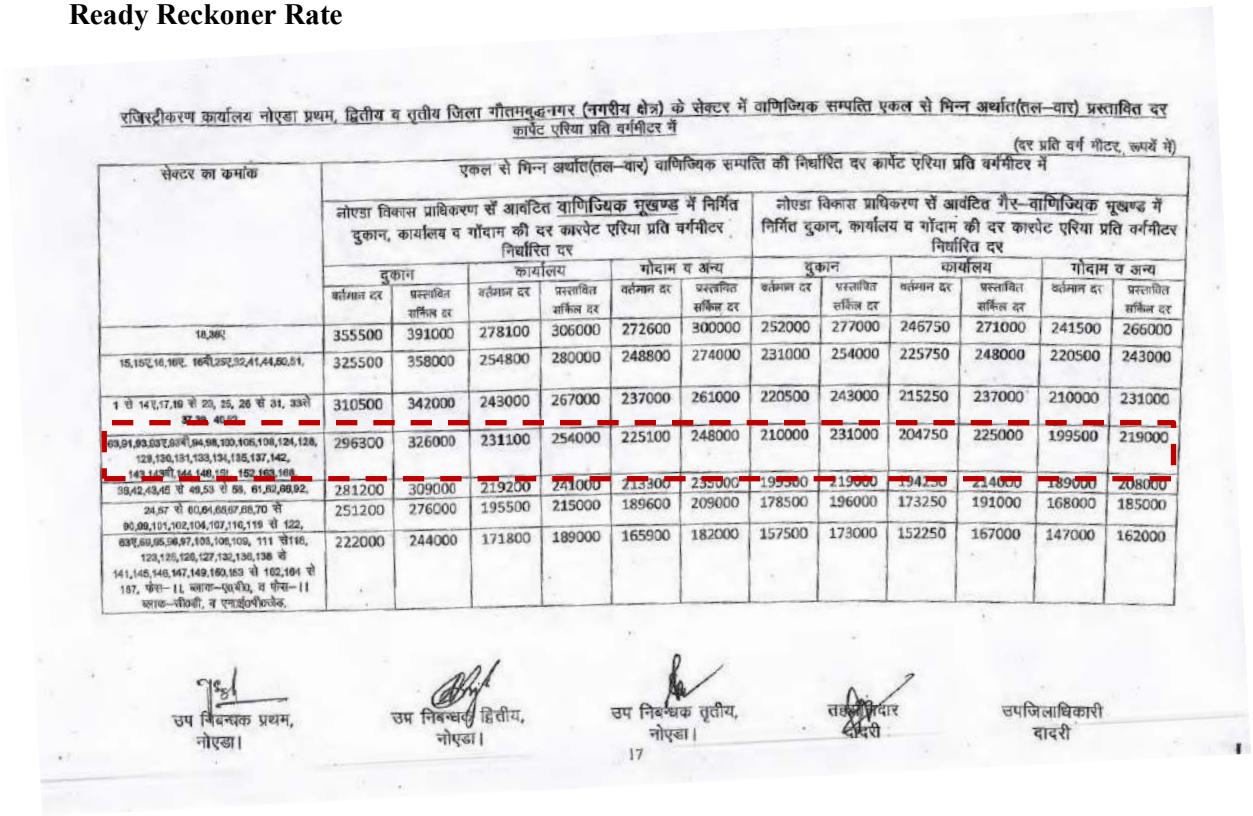
a) Consent to Operate (CTO)
b) Building Plan Approvals
c) Occupancy Certificate received for all the operational buildings.
d) Consent to Establish (CTE)
e) Water / Sewerage / Strom Water Approvals for site
f) Environment Clearance Certificate
g) Fire Scheme / Combined Fire NOC all operational buildings
h) Height clearance NOC from AAI
i) Consent to Operate (CTO) / HWM
j) Lift, DG, Transformer Noc
k) CLRA Registration
l) HSD Licence from PESO

Approvals Pending

Approvals for Future Development Area

Annexure 7: Ready Reckoner Rate for Built Up area and Land area.

Ready Reckoner Rate



रजिस्ट्रीकरण कार्यालय नोएडा प्रथम, द्वितीय व तृतीय जिला गौतमबुद्धनगर (नगरीय क्षेत्र) के सेक्टर में वाणिज्यिक सम्पत्ति एकल से भिन्न अर्थात(तल–वार) प्रस्तावित दर कार्पेट एरिया प्रति वर्गमीटर में

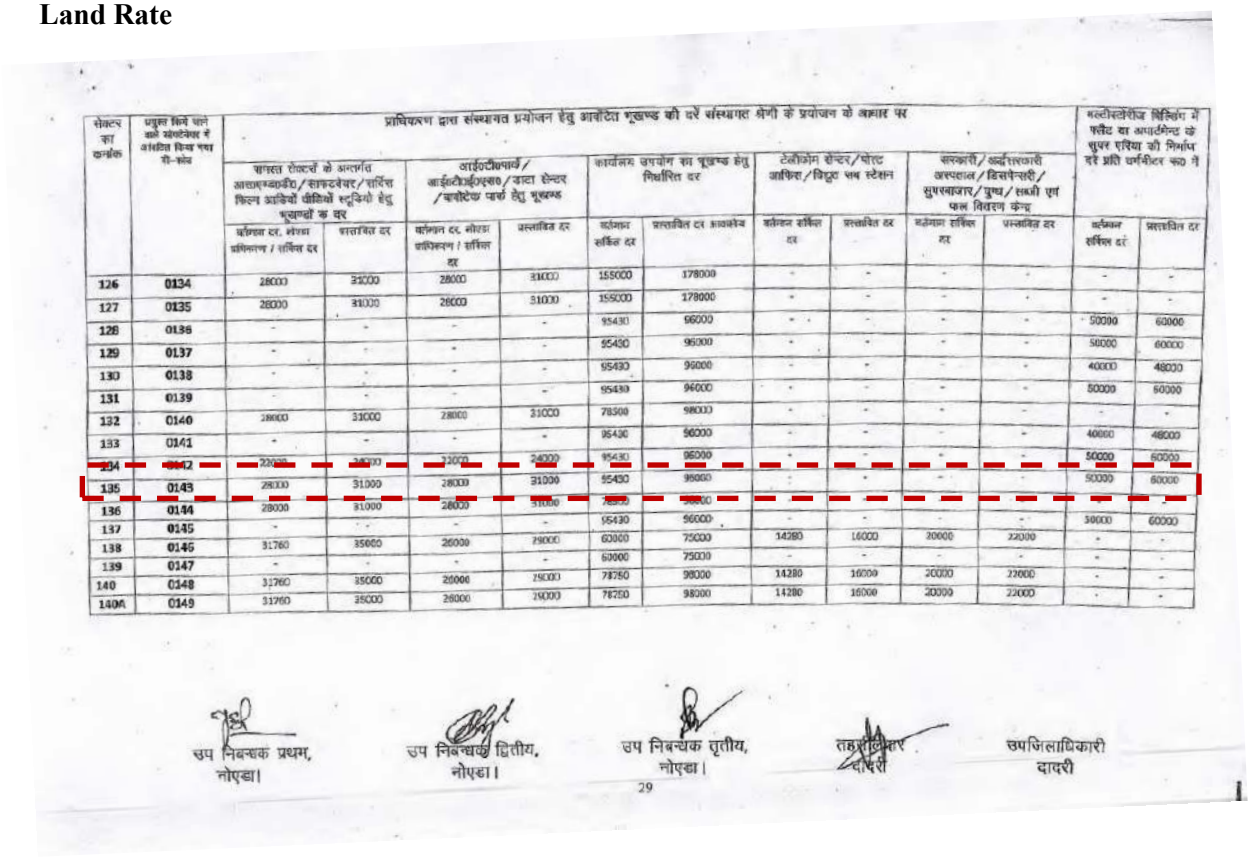
(दर प्रति वर्ग मीटर, रूपये में)

सेक्टर का क्रमांक	एकल से भिन्न अर्थात(तल–वार) वाणिज्यिक सम्पत्ति की निर्धारित दर कार्पेट एरिया प्रति वर्गमीटर में											
	नोएडा विकास प्राधिकरण से आवंटित वाणिज्यिक भूखण्ड में निर्मित दुकान, कार्यालय व गोदाम की दर कारपेट एरिया प्रति वर्गमीटर निर्धारित दर						नोएडा विकास प्राधिकरण से आवंटित गैर–वाणिज्यिक भूखण्ड में निर्मित दुकान, कार्यालय व गोदाम की दर कारपेट एरिया प्रति वर्गमीटर निर्धारित दर					
	दुकान		कार्यालय		गोदाम व अन्य		दुकान		कार्यालय		गोदाम व अन्य	
	वर्तमान दर	प्रस्तावित सर्किल दर	वर्तमान दर	प्रस्तावित सर्किल दर	वर्तमान दर	प्रस्तावित सर्किल दर	वर्तमान दर	प्रस्तावित सर्किल दर	वर्तमान दर	प्रस्तावित सर्किल दर	वर्तमान दर	प्रस्तावित सर्किल दर
18,36[illegible]	355500	391000	278100	306000	272600	300000	252000	277000	246750	271000	241500	266000
15,152,16,166[illegible] 1667,252,32,41,44,50,51,	325500	358000	254800	280000	248800	274000	231000	254000	225750	248000	220500	243000
1 से 14,17,19 से 23, 25, 26 से 31, 33से [illegible]	310500	342000	243000	267000	237000	261000	220500	243000	215250	237000	210000	231000
89,91,93,93[illegible],94,98,100,105,108,124,128, 129,130,131,133,134,135,137,142, 143,145[illegible],146,149,150,152,163,166	296300	326000	231100	254000	225100	248000	210000	231000	204750	225000	199500	219000
38,42,43,45 से 49,53 से 59, 61,62,66,92,	281200	309000	219200	241000	213300	235000	199500	219000	194250	214000	189000	208000
24,57 से 60,64,66,67,68,70 से 90,99,101,102,104,107,116,119 से 122,	251200	276000	195500	215000	189600	209000	178500	196000	173250	191000	168000	185000
63[illegible],69,95,96,97,105,106,109, 111 से116, 123,125,126,127,132,136,138 से 141,145,146,147,149,160,163 से 162,164 से 167, फेस– II ब्लाक–एचडी, व फेस– II ब्लाक–पीक्यू, व एनआईपीजेक,	222000	244000	171800	189000	165900	182000	157500	173000	152250	167000	147000	162000

उप निबन्धक प्रथम, नोएडा। उप निबन्धक द्वितीय, नोएडा। उप निबन्धक तृतीय, नोएडा। तहसीलदार दादरी उपजिलाधिकारी दादरी

17

Land Rate



सेक्टर का कार्यक	प्रयुक्त किये जाने वाले कोलटेक्सेस में आंकलित किया गया डी-कोड	प्राधिकरण द्वारा संस्थागत प्रयोजन हेतु आवंटित भूखण्ड की दरें संस्थागत श्रेणी के प्रयोजन के आधार पर										मल्टीस्टोरेज बिल्डिंग में फ्लैट या अपार्टमेन्ट के सुपर एरिया की निर्माण दरें प्रति वर्गमीटर रू० में	
		घोषित सेक्टरों के अन्तर्गत आंगनवाड़ी/डाकघर/सार्वजनिक हित आदेशों पीठिकों स्थापित हेतु भूखण्डों के दर		आईटीपार्क/ आईटीआईएस0/डाटा सेन्टर /बायोटेक पार्क हेतु भूखण्ड		कार्यालय उपयोग का भूखण्ड हेतु निर्धारित दर		टेलीकॉम सेन्टर/पोस्ट आफिस/विद्युत सब स्टेशन		सरकारी/अर्द्धसरकारी अस्पताल/डिसपेन्सरी/ सुपरबाजार/पुष्प/सब्जी एवं फल वितरण केन्द्र			
		वर्तमान दर, मौजूदा प्रचलनरत / सर्किल दर	प्रस्तावित दर	वर्तमान दर, मौजूदा प्राधिकरण / सर्किल दर	प्रस्तावित दर	वर्तमान सर्किल दर	प्रस्तावित दर रू०/वर्गमी०	वर्तमान सर्किल दर	प्रस्तावित दर	वर्तमान सर्किल दर	प्रस्तावित दर	वर्तमान सर्किल दर	प्रस्तावित दर
126	0134	28000	31000	28000	31000	155000	178000	-	-	-	-	-	-
127	0135	28000	31000	28000	31000	155000	178000	-	-	-	-	-	-
128	0136	-	-	-	-	95430	96000	-	-	-	-	50000	60000
129	0137	-	-	-	-	95430	96000	-	-	-	-	50000	60000
130	0138	-	-	-	-	95430	96000	-	-	-	-	40000	48000
131	0139	-	-	-	-	95430	96000	-	-	-	-	50000	60000
132	0140	28000	31000	28000	31000	78500	98000	-	-	-	-	-	-
133	0141	-	-	-	-	95430	96000	-	-	-	-	40000	48000
134	0142	22000	24000	22000	24000	95430	96000	-	-	-	-	50000	60000
135	0143	28000	31000	28000	31000	95430	96000	-	-	-	-	50000	60000
136	0144	28000	31000	28000	31000	78250	98000	-	-	-	-	-	-
137	0145	-	-	-	-	95430	96000	-	-	-	-	50000	60000
138	0146	31760	35000	26000	29000	60000	75000	14280	16000	20000	22000	-	-
139	0147	-	-	-	-	60000	75000	-	-	-	-	-	-
140	0148	31760	35000	26000	29000	78250	98000	14280	16000	20000	22000	-	-
140A	0149	31760	35000	26000	29000	78250	98000	14280	16000	20000	22000	-	-

उप निबन्धक प्रथम, नोएडा। उप निबन्धक द्वितीय, नोएडा। उप निबन्धक तृतीय, नोएडा। तहसीलदार दादरी उपजिलाधिकारी दादरी

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Annexure 8: Major Repairs Undertaken and Proposed in the Subject Property

As informed by client, following major repairs/ upgrades have been taken up in the past:

- Improvement of amenity offerings by setting up an amenity block including a food court and indoor sports facilities to make it an attractive office campus for large tenants;
- Improvement of ingress-egress of the property through widening and refurbishment of the SEZ gates and upgraded parking systems to radio frequency identification-based systems;
- Upgradation of the entrance lobby of multiple towers by including a new seating lounge, digital directory and reception area;
- Creation of a landscaped courtyard, water body and new outdoor sports area to enhance the overall tenant experience; and
- Upgradation of the façade of Tower 1.

Annexure 9: Environmental Consideration

Source for Environmental considerations is as listed below:

- www.upsge.com
- www.ndma.com

Annexure 10: Information Provided

Information provided by the client are as listed below:

1. Rent Roll
2. Architects Certificate
3. Additional Information:
    - Capex Details
    - O&M Income and Expense
    - CIOP Income and Expense
    - Lease Rent Details

Annexure 11: Caveats & Limitations

1. The Valuation Report (hereafter referred to as the "Report") covers specific markets and situations that are highlighted in the Report based on readily available secondary market information and does not entail any comprehensive analysis of the market and the industry given the nature of the scope of the assignment.
2. The opinions expressed in the Report are subject to the limitations expressed below.
    a. The valuation method adopted is based on the Valuer's expertise and knowledge taking into account the generally available market information and considered to be relevant and reasonable at that point of time. The Report and the opinions therein do not constitute any recommendation to ***Brookfield India Real Estate Trust*** (or "the Client") or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and bases on which these opinions have been expressed and is not recommended as an input to any financial decision.
    b. It should be noted that the valuation is based upon the facts and evidence available at the time of conduct of the valuation and applicable on the date of valuation. It is therefore recommended that these valuations be periodically reviewed.
    c. Changes in socio-economic and political conditions could result in a substantially different situation than those presented herein. The Valuer assumes no responsibility for changes in such external conditions.
    d. The Valuer has relied on her own macro understanding of the market through readily available information in public domain. Hence, no direct link is sought to be established between the macro-level understandings on the market with the assumptions estimated for the analysis herein.
    e. The services provided is limited to valuation of the Subject Property primarily comprising Land and Building and any part thereof and does not constitute any audit, survey, due diligence, tax related services or an independent validation of the projections. Accordingly, no opinion has been expressed on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated and should not be used for any other purpose.
    f. While the information included in the Report is accurate and reliable to the best of the knowledge of the Valuer, no representations or warranties, expressed or implied, as to the completeness of such information is being made. The Valuer shall not undertake any obligation to update or supplement any information contained in the Report save as provided for in the Agreement.
    g. Apart from the sources already mentioned in the report, the Valuer has relied on readily available public information for the purpose of preparing this report.
3. The Report reflects matters as they currently exist. Any changes thereon may materially affect the information contained in the Report.
4. All assumptions made in order to determine the valuation of the Subject Property is based on information or opinions as current. In the course of the analysis, the Valuer has relied on information or opinions, both written and verbal, as obtained from the Clients as well as from third parties provided with, including limited

information on the market, financial and operating data, which has been accepted as accurate in bona-fide belief. No responsibility is assumed for technical or specialised information furnished by the third-party organizations, and this is on a bona-fide basis, believed to be reliable.

5. No investigation of the title of the assets has been made and owners' claims to the assets is assumed to be valid unless anything contrary is mentioned in the main report. No consideration is given to liens or encumbrances, which may be against the assets. Therefore, no responsibility is assumed for matters of a legal nature.
6. The Valuer's total aggregate liability to the Client including that of any third-party claims, in contract, tort including negligence or breach of statutory duty, misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the services is limited to an aggregate sum agreed in the LOE. The Valuer shall not be liable for any pure economic loss, loss of profit, loss of business, depletion of goodwill, in each case whether direct or indirect or consequential or any claims for consequential loss compensation whatsoever which, arise out of or in connection with services provided under this engagement.
7. The Client including its agents, affiliates and employees, must not use, reproduce or divulge to any third party any information it receives from the Valuer for any purpose.
8. This engagement shall be governed by and construed in accordance with Indian laws and any dispute arising out of or in connection with the engagement, including the interpretation thereof, shall be submitted to the exclusive jurisdiction of courts in New Delhi.

VALUATION REPORT

Worldmark (Tower 1), Aerocity District - DIAL, NCR

Date of Valuation: 30th September 2025

Date of Report: 1st November 2025

Submitted to: Brookfield India Real Estate Trust

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, 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 other purpose other than the purpose as agreed upon in the addendum dated 28th August 2024 to Letter of Engagement ("LOE") dated 23rd December 2022 & addendum to LOE dated 22nd September 2023 without the prior written consent of the Valuer.

The information in this report reflects prevailing conditions and the view of Valuer as of this date, 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 LOE dated 23rd December 2022. 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.

Executive Summary

Worldmark 1, Aerocity District (DIAL), NCR		
Valuation Date:	30th September 2025	 External View of the Subject Property
Site Visit Date:	28th February 2025	
Valuation Methodology:	Discounted Cash Flow using Rental Reversion	
Valuation Purpose:	Disclosure of valuation of asset forming part of portfolio of Brookfield India REIT in accordance with the SEBI (REIT) Regulations, 2014	
Location / Situation:	Worldmark 1 (herein after referred to as Subject Property) is located in Aerocity District, Delhi International Airport Limited (DIAL) (herein after referred to as "Subject Micro Market"), New Delhi, NCR The Subject Property is in proximity to the Indira Gandhi International 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. 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 Subject Micro Market is also a hospitality hub of NCR. The profile of surrounding development for the Subject Property constitutes prominent hotel developments like JW Marriott Hotel, Holiday Inn, Red Fox Hotel, Lemon Tree Hotel, Roseate House, Holiday Inn, Novotel etc.	 Internal View of the Subject Property  Internal View of the Subject Property
Description:	The leasable area of the Subject Property is 6,07,892 sq. ft. and its committed occupancy* is 99.45%. The bifurcation of office and retail area is as follows: Office leasable Area: 513,776 sq. ft. Retail leasable Area: 94,116 sq. ft. Based on lease deed signed with Delhi International Airport Private Limited, we understand that the Subject Property's land is held on a leasehold basis, with the lease set to expire in the year 2066. Worldmark Tower 1 along with Towers 2 and 3 are prime front office assets. The Subject Property is an office cum retail development, with two basements, lower ground, ground and six floors. The ground floor and lower ground floor of the Subject Property is primarily dedicated for Foods & Beverages (F&B)); some area is also given to a few retail brands. The Subject Property along with Worldmark 2 and 3 are the only prominent commercial developments in the Subject Micro Market which provides office space on lease. The prominent office tenants in Subject Property are Ernst & Young, Cowrks India, SAEL Industries Limited, GSTN, Rattan India Power ltd.,	 Primary access road of the Subject Property

	etc. Some of the prominent F&B and retail tenants are: Bikanerwala, DragonFly, Punjab Grill, Da Milano, Chaayos, Social, etc. The Subject Property also provides the car stacker parking lift facility at the basement one and two which allows to park multiple cars. The total parking slots in the Subject Property are 1,190.	
Total Area:	Total Land Area: Approx 3.1 acres Office leasable Area: 513,776 sq. ft. Retail leasable Area: 94,116 sq. ft. Total Leasable Area: 6,07,892 sq. ft.	

*Source: Architect's Certificate (Dated: 16th October 2025), *Rent Roll as at 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client information.*

**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area.*

MARKET VALUE OF THE SUBJECT PROPERTY BASED ON

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property, as on 30th September 2025, is as follows:

Component	Market Value as on	In Figures	In Words
Completed Building (Worldmark 1)	30th September 2025	INR 17,900 Million	Indian Rupees Seventeen Billion and Nine Hundred Million Only

Note: - REIT's share in asset: 50%. The value of Brookfield India REIT share in the Subject Property is INR 8,950 Million (i.e. Eight Billion and Nine Hundred and Fifty Million).

This summary is strictly confidential to the addressee. It must not be copied, distributed, or considered in isolation from the full report

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From: L. Anuradha, MRICS
IBBI Registered Valuer (L&B)
(IBBI/RV/02/2022/14979)

To:	**Brookfield India Real Estate Trust**
Property:	**Worldmark (Tower 1), Aerocity District, DIAL, NCR**
Report Date:	**1st November 2025**
Valuation Date:	**30th September 2025**

A REPORT

1 Instructions

Brookfield India Real Estate Trust (hereinafter referred to as the "Instructing Party" or the "Client"), has appointed Ms. L. Anuradha, MRICS, registered as a valuer 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 as the "Valuer"), in order to undertake the valuation of office property located in DIAL (hereinafter referred to as "Subject Property" and/or "Worldmark 1") for the disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange. The property and interests valued as part of this valuation exercise are detailed in Part C of this report. The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Annexure 11 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

2 Professional Competency of The Valuer

Ms. L Anuradha is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset classes of Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since September 2022. She completed her bachelor's in architecture in 2002 and master's in planning from School of Planning & Architecture in 2004.

L. Anuradha (IBBI registration No. IBBI/RV/02/2022/14979) as a registered valuer entity under Section 247 of the Companies Act, 2013 and The Companies (Registered Valuer and Valuation) Rules, 2017 has more than 20 years of experience in the domain of urban infrastructure, valuation, and real estate advisory. She was working as an Associate Director for Cushman and Wakefield (hereinafter referred to as "C&WI") from 2013-2022 and was leading the team for Tamil Nadu, Kerala, and Sri Lanka. Prior to joining C&WI, she has been involved in various strategy level initiatives in Institutional development and Infrastructure for donor agencies and various Government and Private clients. L. Anuradha worked with SIVA group in the M&A practice where she was involved with the financial appraisal and valuation of real estate projects. Prior to this she has worked

with PriceWaterhouse Coopers in the Government, Real estate, and Infrastructure Development Practice where she was involved in carrying out financial appraisal and strategies for some of the State Governments in India. Her foundation in real estate valuation was at Jones Lang LaSalle where she worked for 3 years on multiple valuations and entry strategies for Indian NBFCs and funds.

Her last employment was at C&WI. As an Associate Director of the Valuation and Advisory team at C&WI, Ms. Anuradha provided support on identified business/ new opportunities, evaluated proposals for new property investments and/ or dispositions while providing analytical support for Investment recommendations. Anuradha was also key personnel in carrying out the Market study for the Mindspace REIT Micro Markets in India. She has undertaken valuations exercises for multiple private equity/ real estate funds, financial institutions, developers, and corporates across asset classes of commercial, retail, residential and hospitality. Her clientele included HDFC, Xander, DLF, RMZ, Embassy Group, CapitaLand, Tata Capital, Tata Realty, TVS group etc.

3 Independence and Conflicts of Interest

The Valuer confirms that there are no conflicts of interest so far as discharging her duties as a valuer for the Subject Property/ business is concerned and has undertaken the valuation exercise without the presence of any bias, coercion, or undue influence of any party, whether directly connected to the valuation assignment. There has not been any professional association with the Client or the Subject Property in past five years from the date of this report.

The Valuer or any of her employees involved in valuing the assets of the REIT have not invested nor shall invest in securities of any of the Subject Property being valued till the time she is designated as Valuer and not less than six months after ceasing to be a Valuer of the REIT.

4 Purpose of Valuation

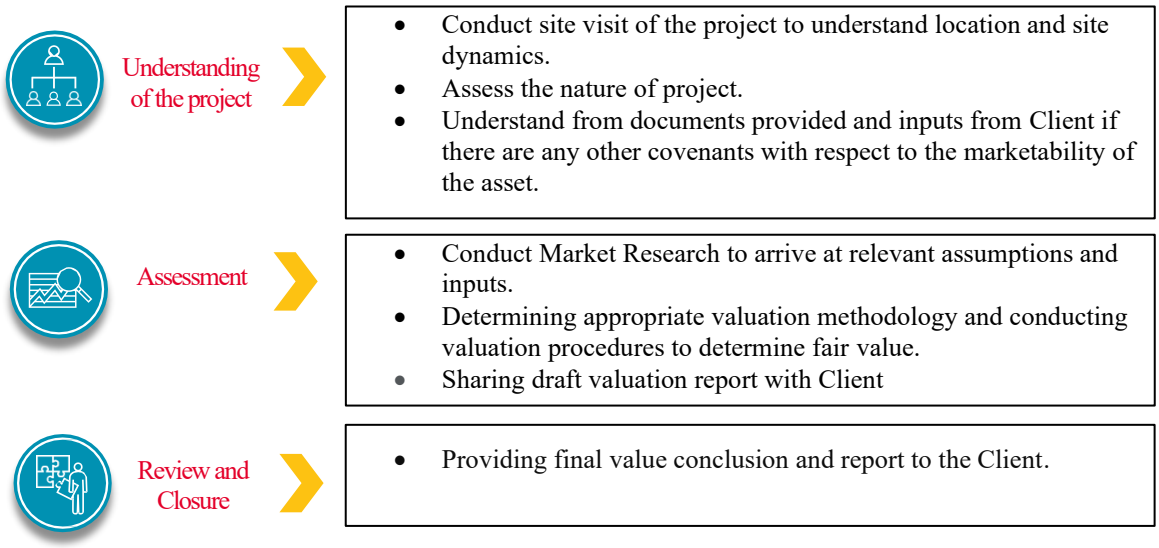
The Report is being prepared to be relied upon by the Reliant Parties and inclusion, as a whole, a summary thereof or any extracts of the report, in any documents prepared in relation for the disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT under the Securities 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

5 Basis of Valuation

Given the purpose of valuation as mentioned above, the valuation exercise has been carried out to estimate the "Market Value" of the Subject Property in accordance with the IVSC International Valuation Standards as effective from 31 January 2025 and as applicable on the date of valuation.

"Market Value" is defined according to 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 and where the parties had each acted knowledgeably, prudently and without compulsion.'*

6 Valuation Approach & Methodology



The basis of valuation for the Subject Property being Market Value, the same may be derived by any of the following approaches:

Discounted Cash Flow Method using Rental Reversion

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the property to prospective tenants typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In order to arrive at a unit value for these tenancies, we have considered the impact of such sub/above market leases on the valuation of the Subject Property.

For the purpose of valuation of the Subject Property, Income Approach - Discounted Cash Flow Method using Rental Reversion has been adopted.

7 Assumptions, Departures and Reservations

This valuation report has been prepared on the basis of the assumptions within the instructions (Caveats & Limitations) detailed in Annexure 11 of this report. The development mix, built up area, land area and lease details such as lease rent, lease commencement and lease end date, lock - in period, escalation terms, etc. pertaining to the Subject Property is based on the appropriate relevant documents which has been provided by the Client and the same has been adopted for the purpose of this valuation.

8 Inspection

The Property was inspected on 28th February 2025 by the Valuer. No measurement or building survey has been carried out as part of the valuation exercise. The Valuer has relied entirely on the site areas provided by the Client, which has been assumed to be correct. Based on the discussions with the Client it has been assumed that no material change in the condition of the property has taken place.

9 General Comment

A valuation is a prediction of price, not a guarantee. By necessity it requires the valuer to make subjective judgments that, even if logical and appropriate, may differ from those made by a purchaser, or another valuer. Historically it has been considered that valuers may properly conclude within a range of possible values.

The purpose of the valuation does not alter the approach to the valuation.

Property values can change substantially, even over short periods of time, and thus the valuation of the Subject Property herein could differ significantly if the date of valuation was to change.

This report should not be relied upon for any other purpose other than for which this valuation exercise has been undertaken for.

10 Confidentiality

The contents of this Report are intended for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents except as maybe required in connection with disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT under the applicable law.

11 Authority

The Client acknowledges and agrees that the Valuer's services hereunder (including, without limitation, the Deliverables itself and the contents thereof) are being provided solely to the Client in relation for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40) and disclosure in the Documents and in the valuation report, as may be required.

The Valuer consents to the usage of her name as an expert, in relation to the Report, in the Documents. If the Client desires to use the Deliverables or the Valuer's name in any other offering other than the Documents as contemplated under the LOE, then the Client shall obtain the Valuer's prior written approval for such usage. The Client shall indemnify the Valuer for any losses suffered by him due to such usage other than for the purpose as contemplated under the LOE. Additionally, the Client herewith consents to provide or cause to be provided, an indemnification agreement in her favor, reasonably satisfactory to him for any use of the Report other than for the purpose permitted under the LOE. It is however clarified that the indemnity shall not cover any losses resulting from the use of the Report for the purpose stated above including disclosure in the Documents and in the valuation report..

12 Reliant Parties

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

13 Limitation of Liability

The Valuer shall endeavor to provide services to the best of its ability and professional standards and in bonafide good faith. Subject to the terms and conditions in the LOE, the Valuer's total aggregate liability to the Client arising in connection with the performance or contemplated performance of the services herein, regardless of cause and/or theory of recovery, shall not exceed the fee paid to the Valuer for the engagement.

The Valuer acknowledges that it shall consent to be named as an 'expert' in the Offer Documents and that its liability to any person, in its capacity as an expert and for the Report, shall be without any limitation and in accordance with law. In the event that the Manager, the sponsors, the trustee, the REIT or other intermediaries appointed in connection with disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Report, the Claim Parties will be entitled to require the Valuer to be a necessary party/respondent to such claim and she

shall not object to her inclusion as a necessary party/ respondent. In all such cases, the Client agrees to reimburse/ refund to the Valuer, the actual cost (which shall include legal fees and external counsel's fee) incurred by her while becoming a necessary party/respondent. If the Valuer does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defense in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against her in this regard.

14 Disclosure and Publication

The Valuer must not disclose the contents of this valuation report to a third party in any way, except as allowed under the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars. As per the terms and regulation 2(1) of the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars, it may be noted that the Valuation report is prepared in accordance with said REIT regulations.

15 Anti-Bribery & Anti-Corruption

Both Parties represents, warrants, and undertakes that:

They are familiar with applicable Anti-Corruption Laws under this Agreement including but not limited to Prevention of Corruption Act 1988 and will ensure that neither it nor any of its officers, directors, shareholders, employees and agents or any other person acting under its implied or express authority will engage in any activity, practice or conduct which would constitute an offence under, or expose or potentially expose either Party to any direct or indirect liability, under Applicable Anti-Corruption Laws;

It is further agreed that breach of any of the above undertakings shall be deemed to be a material breach of the Agreement and in case she is insisted upon or asserted by the Client to violate any of the above said undertakings in any form or manner, on pretext of business relationship or otherwise, the Valuer shall have a discretionary right to terminate this Agreement without any liability or obligation on his part.

Such termination of this Agreement shall not in any way prejudice the rights and obligations (including payment for the services delivered under this Agreement) already accrued to the Valuer, prior to such termination.

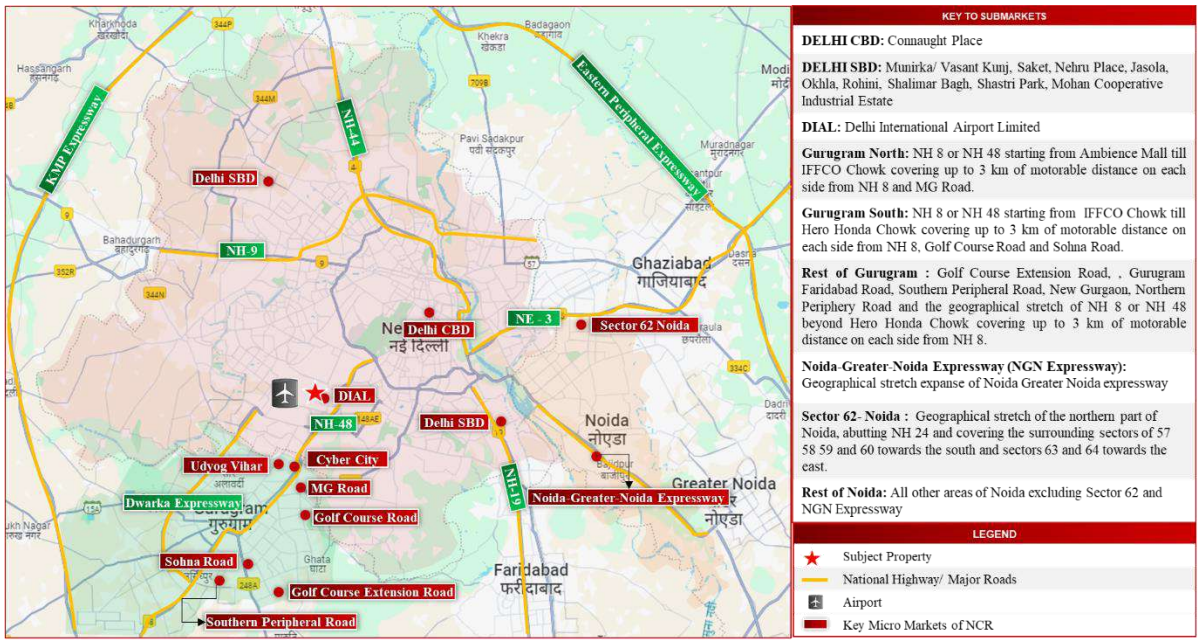
B NATIONAL CAPITAL REGION OVERVIEW

For the purpose of the valuation exercise, reliance has been made on the market report prepared by Cushman and Wakefield India Private Limited (C&WI), who has been appointed by the Client as an independent consultant to carry out Industry and Market Report.

1 National Capital Region Overview

National Capital Region (NCR) is the world's second largest urban agglomeration by population and the largest by area (*Source: www.un.org)*. It is an urban agglomeration, which encompasses the entire National Capital Territory (NCT) of Delhi as well as urban areas surrounding it in neighbouring states of Haryana, Uttar Pradesh, and Rajasthan. In the last two decades, urbanization in Delhi has spread rapidly towards adjoining towns in the neighbouring states of Haryana and Uttar Pradesh. The proliferation of service and industrial activities resulted in significant migration of people from Delhi, mainly towards Gurugram, Noida and Ghaziabad.

The map below highlights the key office micro markets of NCR illustrating the geographical expanse of the office market. The micro markets covered for the analysis are the prime contributors to the office supply in NCR.



Source: Cushman and Wakefield Research

(Map not to scale)

NCR is presented as a consolidated office market comprising four independent micro markets:

1. Delhi (which further comprises micro-markets viz, Delhi CBD & Delhi SBD)
2. Gurugram (which further comprises micro-markets viz, Gurugram North, Gurugram South & Rest of Gurugram)
3. Noida (which further comprises micro-markets viz, Sector 62, Noida–Greater Noida (NGN) Expressway & Rest of Noida)
4. Delhi International Airport Limited (DIAL)

The table below highlight the key statistics of NCR's office micro markets:

Particulars	NCR overall	Delhi	DIAL*	Gurugram	Noida
Total Completed Stock till 9M CY 2025 (msf)	101.50	3.45	2.56	70.76	24.73
Current Occupied Stock till 9M CY 2025 (msf)	84.18	2.88	1.92	58.79	20.59
Current Vacancy 9M CY 2025 (%)	17.1%	16.4%	25.1%	16.9%	16.7%
Avg. Annual Absorption CY 2022 – 9M CY 2025 (msf)	5.55	0.16	0.18	3.87	1.35
Future Supply Q4 CY 2025 E – CY 2027 E (msf)	13.01	-	3.01	4.62	5.39
Market Rent – 9M CY 2025 (INR psf / month)	97	154	232	104	56

Source: Cushman and Wakefield Research

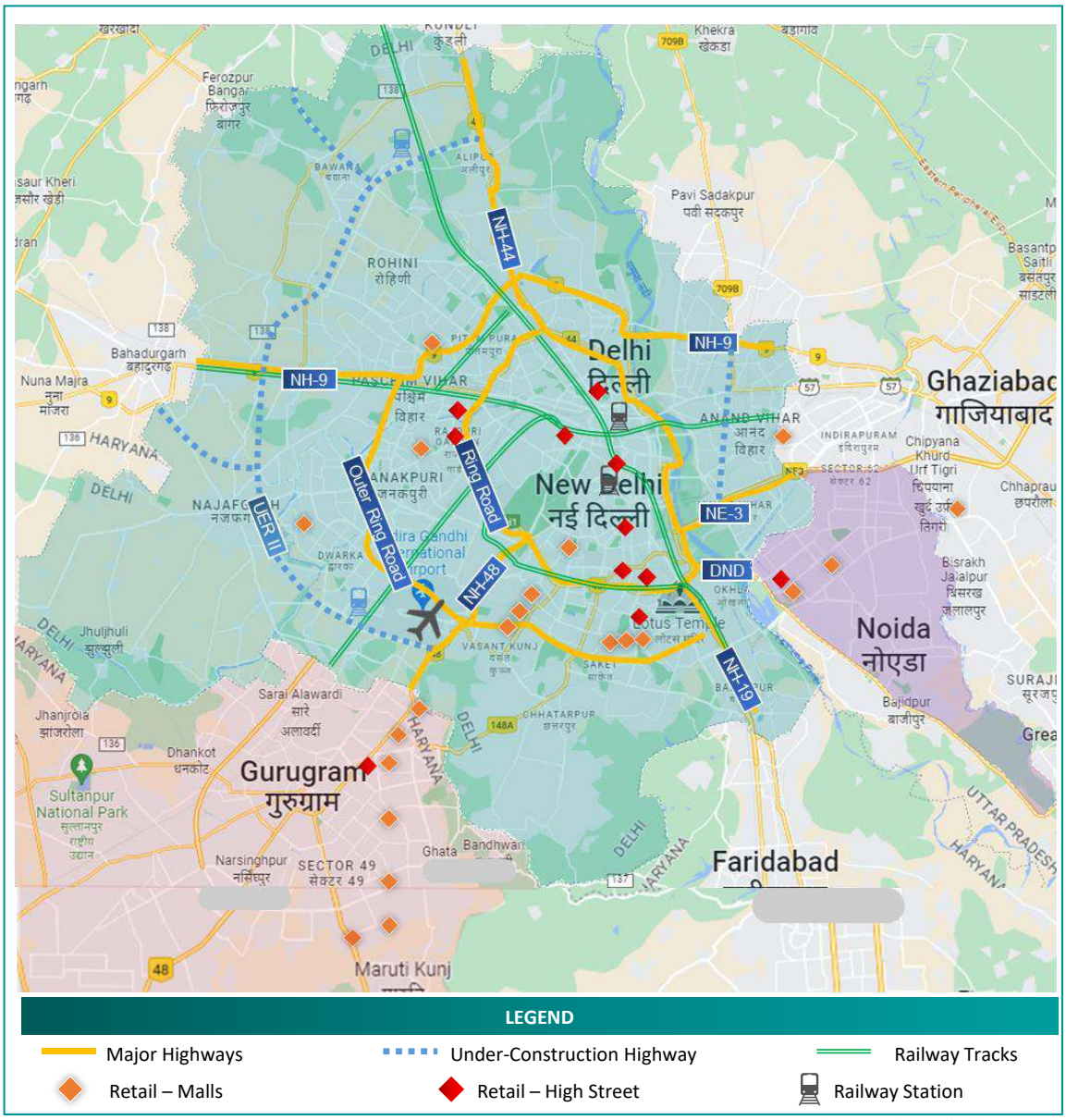
Notes:

1. *Only Grade A office spaces have been considered for the analysis presented in the above table.*
2. *Ghaziabad, Greater Noida and Faridabad have minimal office supply and have not been captured in the analysis.*
3. ** Brookfield India REIT's city market or Subject Micro Market for Subject Property.*
4. *Stock ("stock" and / or "relevant stock") and Supply ("supply" and / or "relevant supply") numbers are computed by excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria . Additionally, for Noida, non-IT buildings are also excluded from the analysis.*
5. *Vacancy and Net Absorption numbers are computed on the relevant stock.*
6. *The future supply estimates are based on analysis of proposed and under construction buildings.*
7. *The net absorption value refers to the net additional leasing activity which has occurred in the year and excludes precommitments or renewals. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*
8. *The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
9. *Rentals presented above are quoted weighted average values on completed stock.*

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Retail

National Capital Region (NCR) has become one of the largest retail markets in India. Delhi NCR offers a variety of retail formats with major chunk of supply concentrated in Delhi, Gurugram and Noida. The successful launch of three-office REITS in the Indian market paved way for first retail REIT, backed by Blackstone in 2023. The Retail landscape of the NCR is presented in the map below:



Source: Cushman and Wakefield Research
(Map not to scale)

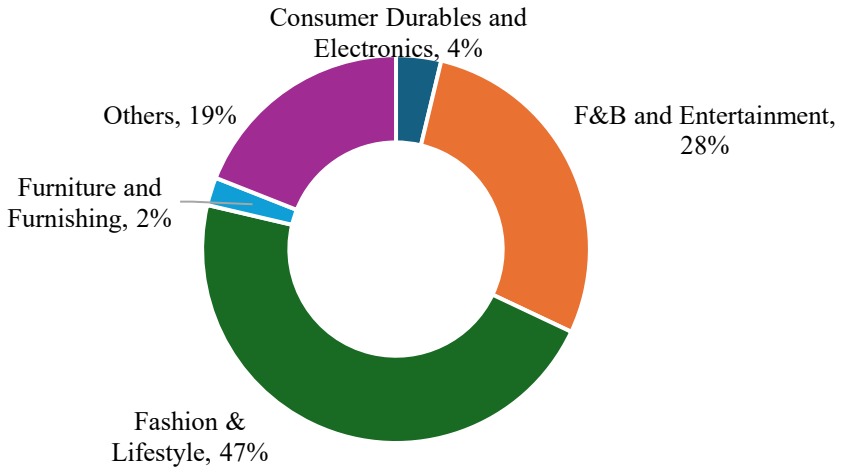
In recent years, a noticeable and transformative shift in consumer preferences and retail trends has been observed, with momentum steadily moving away from traditional mall developments towards F&B and high street developments. Delhi NCR has adeptly embraced and accommodated this evolving trend. This significant change is indicative of a broader transformation in the retail landscape, driven by evolving consumer expectations, lifestyle choices, and a desire for more personalized and community-oriented experiences.

In urban centres around the world, F&B culture has emerged as a dominant force reshaping the retail landscape. Consumers, especially the working population, are increasingly prioritizing such experiences. They seek out dining experiences that also provide social interaction, entertainment, and an escape from their day-to-day life.

In Delhi-NCR specifically, traditional malls and high streets have focused on fashion ware. However, new establishments in Delhi-NCR have increasingly focused on creating specific F&B oriented spaces in order to create a unique and authentic dining experience for the visitors. Case in point, major retail destinations of Delhi-NCR today like DLF Cyber Hub (Gurugram), Worldmark Aerocity (Aerocity District), 32nd Milestone (Gurugram), Advant Navis (Noida) are primarily F&B focused destinations. Even large traditional malls like DLF Avenue (Delhi) and Gardens Galleria (Noida) have experienced expanding F&B areas.

The prominence of F&B can be seen in the sectoral chart of NCR below:

NCR Sectoral Absorption (CY 2017 - 9M CY 2025) ~ 13.1 msf



Source: Cushman and Wakefield Research
Note: The data presented in the above chart is a representative data set of the major lease transactions that have happened since 2017.

As illustrated in the chart above, F&B and Entertainment tenants have contributed to 28% of the retail absorption from CY 2017 till 9M CY 2025.

The key drivers of demand for retail space in NCR are as follows:

1. **Proximity to prominent residential nodes -** Malls located near residential areas benefit from a direct catchment of potential customers. Proximity to residential nodes makes it convenient for residents to access these retail developments, reducing travel time and effort. This convenience factor significantly enhances footfall and patronage. As residents are aspiring to a higher quality of life and modern amenities, retail developments are becoming integral to fulfilling their lifestyle aspirations.

2. **Lifestyle and Entertainment** – Gen Z and Millennial population today are increasingly on the lookout for destinations for shopping and entertainment. These people today enjoy higher disposable income and spending confidence. Retail developments with large entertainment spaces, multiplexes, salons, etc. attract higher footfall from this segment.

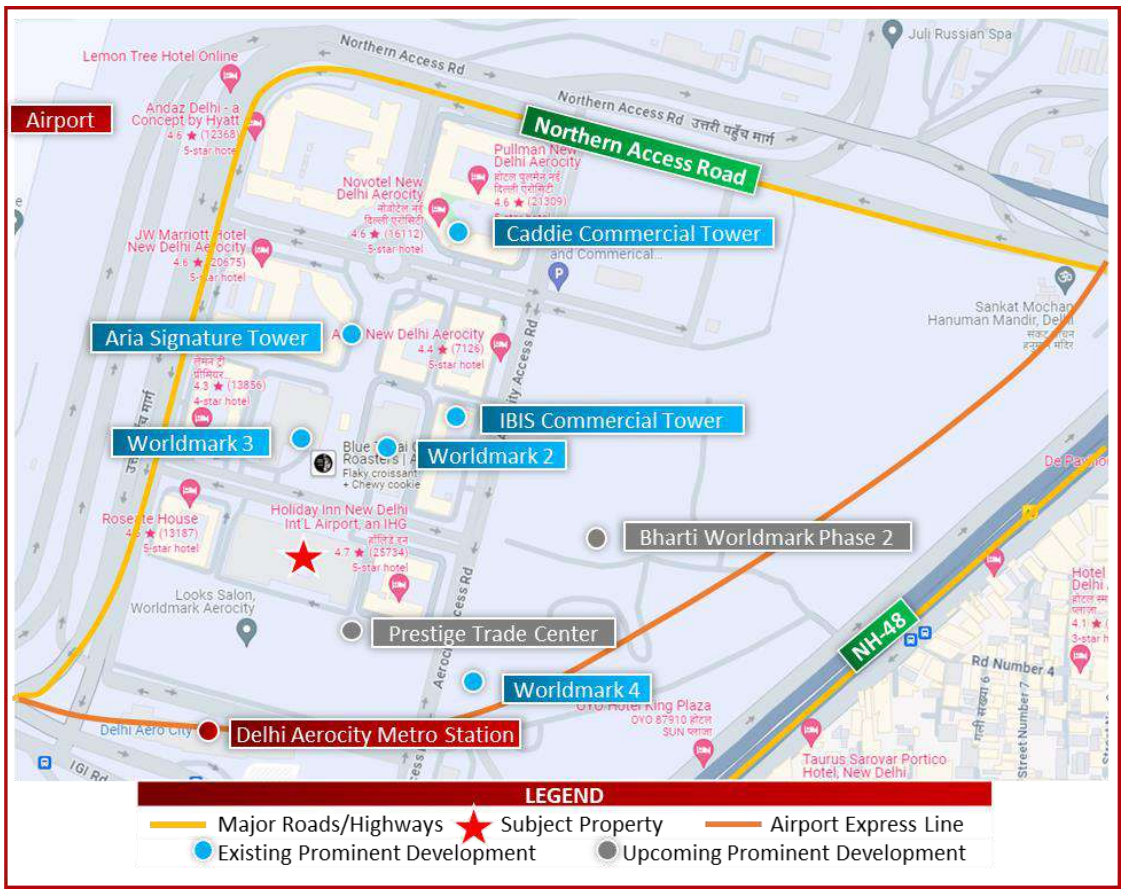
3. **Presence of office development -** Presence of social and lifestyle infrastructure near the office premises is more preferred by the working population. These amenities cater to the needs and preferences of the working population, providing opportunities for socializing, relaxation, and leisure activities. A retail development with F&B structure contributes to a better work-life balance for employees as they can easily unwind, socialize, or engage in recreational activities after work without having to commute far. Further, this provides convenient venues for informal business meetings, networking events, and client lunches.

2 Brookfield India REIT's City Market- Delhi International Airport Limited

The Subject Property along with Worldmark 2 & 3 is a leasehold Grade-A asset located in Aerocity District (DIAL) or Airport District Micro Market of NCR. It has access to well-planned infrastructure and lies in proximity to International Airport.

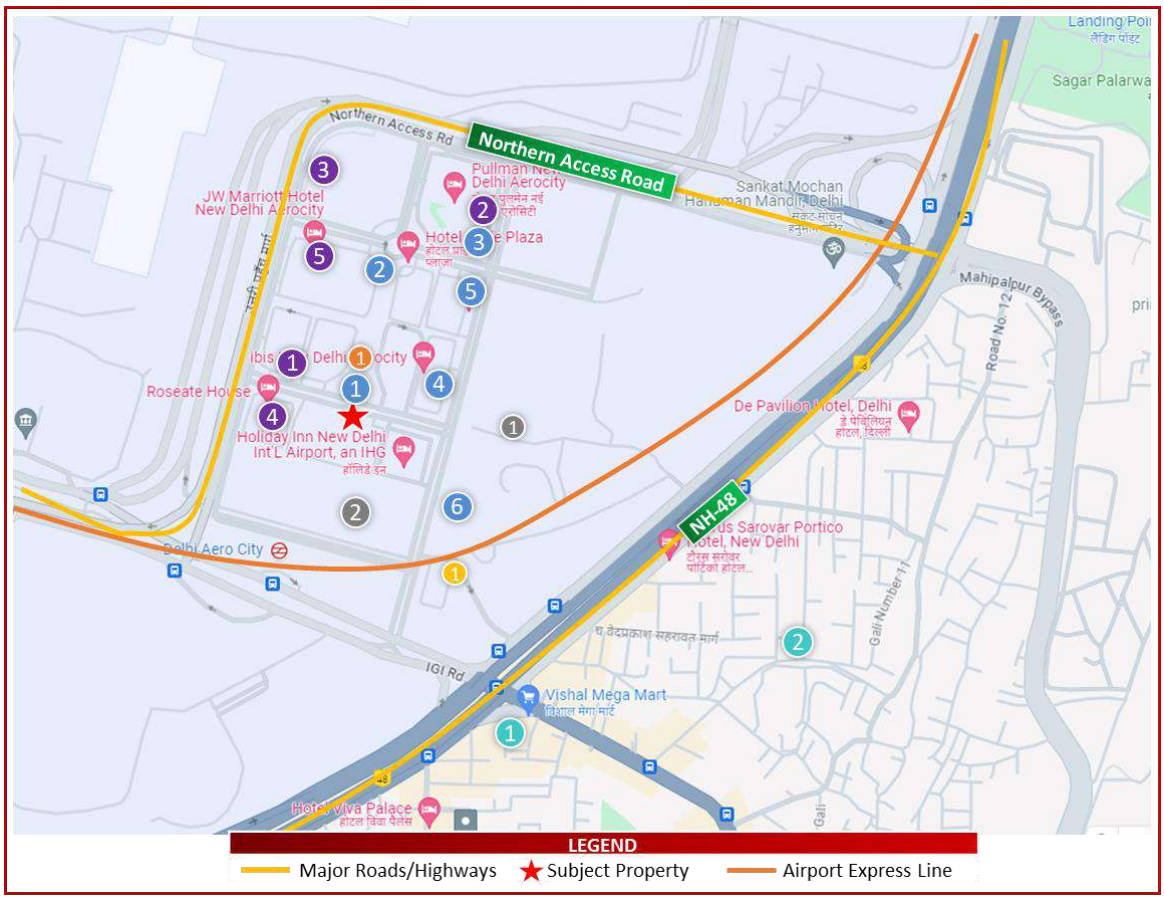
2.1 Overview

DIAL (Delhi International Airport Pvt. Ltd.) often called as Aerocity District, is a designated commercial and hospitality area established by GMR in collaboration with Airport Authority of India (AAI), Fraport AG & Eraman Malaysia. AAI has granted DIAL to develop and modernize Delhi International Airport, which includes development of 45 acres of prime land for hospitality, commercial and retail space. The development at DIAL started with the hospitality cluster in year 2013. The Subject Micro Market then witnessed office and retail supply in year 2015 primarily via Worldmark 1,2 and 3. The below map presents the location overview of the Aerocity District (DIAL):



Source: Cushman and Wakefield Research
(Map not to scale)

2.2 Social Infrastructure

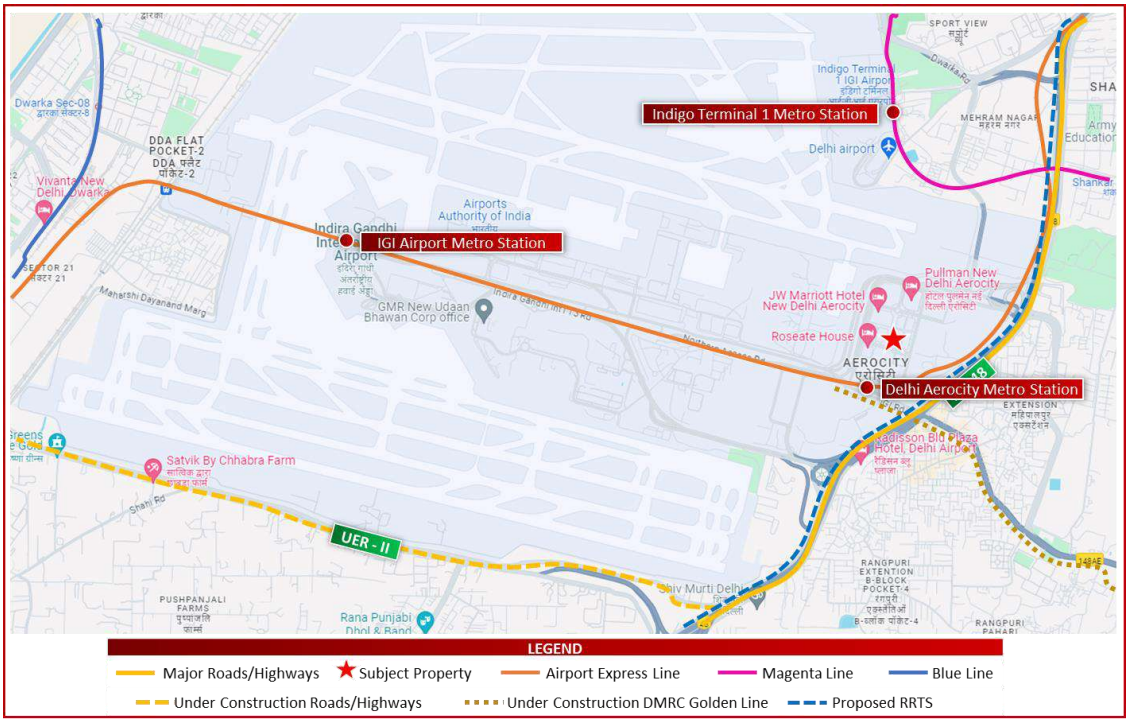


Source: Cushman & Wakefield Research
(Map not to scale)

Key Commercial Developments | *Social Infrastructure* | *Lifestyle Infrastructure* | *Proposed/Under Construction Office Developments* | *Hospitality Developments* | *Higher Educational Institutes*

Key Office Developments	Social Infrastructure	Lifestyle Infrastructure	Proposes/Under Construction Office Developments	Hospitality Developments	Higher Education Institutes
1) Worldmark 2 & 3	1) Om Hospital (1.4 km)	1) Worldmark 2 & 3	1) Worldmark Phase 2 (adjacent to Subject Property)	1) Lemon Tree Premier (220 m)	1) KPS Convent School (1.1 km)
2) Aria Signature Tower (400 m)			5) Prestige Trade Centre (adjacent to Subject Property)	2) Pullman (700 m)	2) Shalimar Public School (1.4 km)
3) Caddie Commercial Tower (600 m)				3) Hyatt Delhi Residences (550 m)	
4) Ibis Commercial Tower (350 m)				4) Roseate house (200 m)	
5) OSE Commercial Block (650 m)				5) JW Marriot Hotel (400 m)	
6) Worldmark 4 (400m)					

2.3 Physical Infrastructure



Source: Cushman & Wakefield Research
(Map not to scale)

Aerocity District (DIAL) is well connected to key nodes of NCR through road (NH-48) and Metro rail facility. The nearest metro stations to the Subject Property are Delhi Aerocity Metro Station (part of Airport Express Line) and IGI Airport Metro Station (part of Magenta Line).

Also, the under-construction Delhi Metro Golden line (formerly known as Silver line) will connect Delhi Aerocity Metro Station to Tughlakabad Metro Station and shall result in enhancing the connectivity of Aerocity District (DIAL) to interior parts of Delhi.

Further, the elevated corridor from INA connecting East Delhi, Central Delhi, South Delhi to IGI Airport and Rangpuri Bypass – Tunnel connecting Nelson Mandela Marg to Shiv Murti Interchange are some of the planned infrastructure developments in the Subject Micro Market.

2.4 Real Estate Overview

Hospitality: The development at Aerocity District (DIAL) started with the hospitality cluster in year 2011 with Lemon Tree as the first hotel development in the Subject Micro Market. Over the last few years, DIAL has emerged as a premium destination for hospitality and commercial development in NCR. This can be attributed to its strategic location i.e., proximity to the Indira Gandhi International Airport, and NH-48. With the presence of hospitality developments such as Novotel Hotel, Pride Plaza, Lemon Tree. Premier, Red Fox Hotel, Aloft, Roseate House, Holiday Inn etc, DIAL is known as a hospitality hub of NCR with demand primarily driven by air traffic and Gurugram. Aerocity is also set to host 2 more hotels namely Marriott Marquis and The St. Regis.

In 2015, the Subject Micro Market experienced the introduction of office and retail supply primarily through Worldmark 1, 2, and 3

Retail: The retail landscaping of Aerocity District (DIAL) is limited supporting retail structures which primarily consist of coffee shops and lounges located within the hotels. These establishments cater primarily to travellers waiting for flights or those staying in the hotels. The Subject Property is the only prominent retail development offering a range of dining options, coffee shops and stores. DIAL is expected to observe launch of India's largest retail mall spanning across 2.8 msf by CY 2027.

Office: DIAL has witnessed very limited office supply since inception. The Subject Property along with Worldmark 2, 3 and 4 are the only prominent development which offers large integrated office development for the occupiers. DIAL stands out as a premium office micro market and one of the best performing in terms of growth across all the NCR micro markets.

2.5 Office Overview – DIAL

The Subject Micro-Market offers 100% Non – IT Grade A office developments. The key office statistics for the Subject Micro Market are as follows:

Particulars	Details
Total Completed Stock (9M CY 2025)	Approximately 2.56 msf
Current Occupied Stock (9M CY 2025)	Approximately 1.92 msf
Current Vacancy (9M CY 2025)	Approximately 25.1%
Avg. Annual Net Absorption (CY 2022 – 9M CY 2025)	Approximately 0.18 msf
Future Supply (Q4 CY 2025 E – CY 2027 E)	Q4 CY 2025E: Approximately 0.81 msf CY 2026E: Approximately 1.70 msf CY 2027E: Approximately 0.50 msf

Source: Cushman and Wakefield Research

Notes:

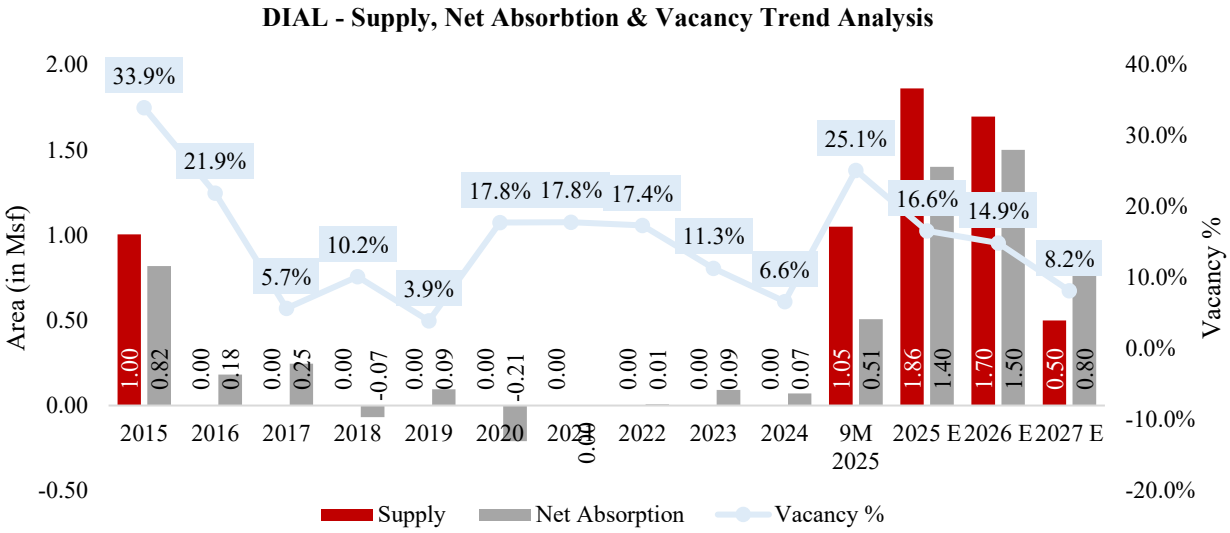
1. *Only Grade A office spaces have been considered for the analysis presented in the above table.*
2. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria.*
3. *The future supply estimates are based on analysis of proposed and under construction buildings.*
4. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

The key drivers of demand for office space in Aerocity District (DIAL) are as follows:

- **Connectivity and linkages**: Aerocity District (DIAL) is well connected to other nodes of NCR via robust road and metro network. Hence, efficient management of commuting by public and private mode of communication makes it a conducive location for workforce travelling for work.
- **Proximity to Indira Gandhi International airport**: Aerocity District (DIAL) is in close proximity to airport and hence attracted the occupier base. Its closeness to airport helped it grow at a very fast pace.
- **Presence of modern infrastructure:** Majority of the infrastructure in the Subject Micro Market is newly developed with innovative technology and modern design, thus, making it an address for the occupiers.
- **Access to educated talent pool from Delhi, Haryana, Punjab, Rajasthan, and Uttar Pradesh:** As the Subject Micro Market is accessible through multiple modes of transportation and is in close proximity to key residential clusters of NCR, it attracts talent pool from all adjoining locations.

2.6 Supply, Net Absorption & Vacancy

The supply, net absorption & vacancy trend for Aerocity District (DIAL) is as follows:



Source: Cushman and Wakefield Research

Notes:

1. *Only Grade A office spaces have been considered for the analysis presented in the above chart.*
2. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria.*
3. *Future supply estimates are based on analysis of proposed and under construction buildings, however future absorption estimates are derived basis past trends, current vacancy, and estimated supply.*
4. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

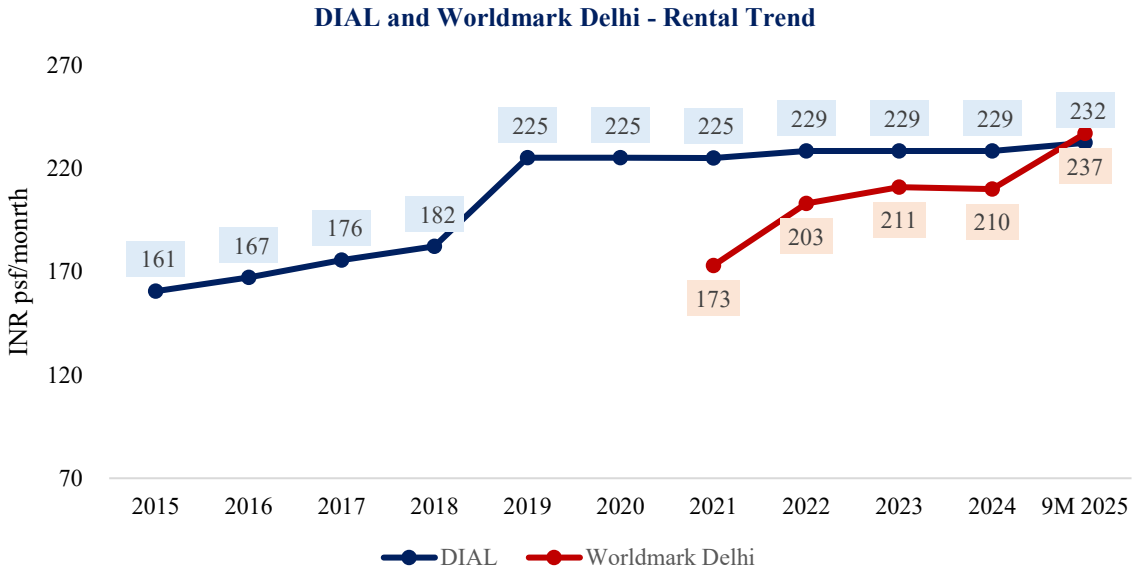
The Subject Micro-Market benefits the occupiers and their employees due to its proximity to IGI Airport and excellent integration of office, hospitality, F&B, and retail development.

The effect of COVID-19 was visible with negative net absorption resulting in increase of vacancy levels to approximately 18% in CY 2020. The market saw a surge in absorption starting CY 2023 pushing the vacancy levels towards south and reaching at approximately 6.6% in CY2024. In 9M CY2025, the completion of WM-4 added fresh supply to the market, leading to momentary rise in vacancy to 25.1%. Notably, this new supply has already attracted healthy pre-commitments, reflecting sustained occupier confidence and the market's long-term growth potential.

The quality of upcoming developments (like Worldmark Phase -2 and Prestige Trade Centre), locational advantage, availability of lifestyle infrastructure will continue to drive the demand for the Subject Micro Market over the coming years.

2.7 Rental Trend Analysis

The rental trend for DIAL along with Subject Property is as follows:



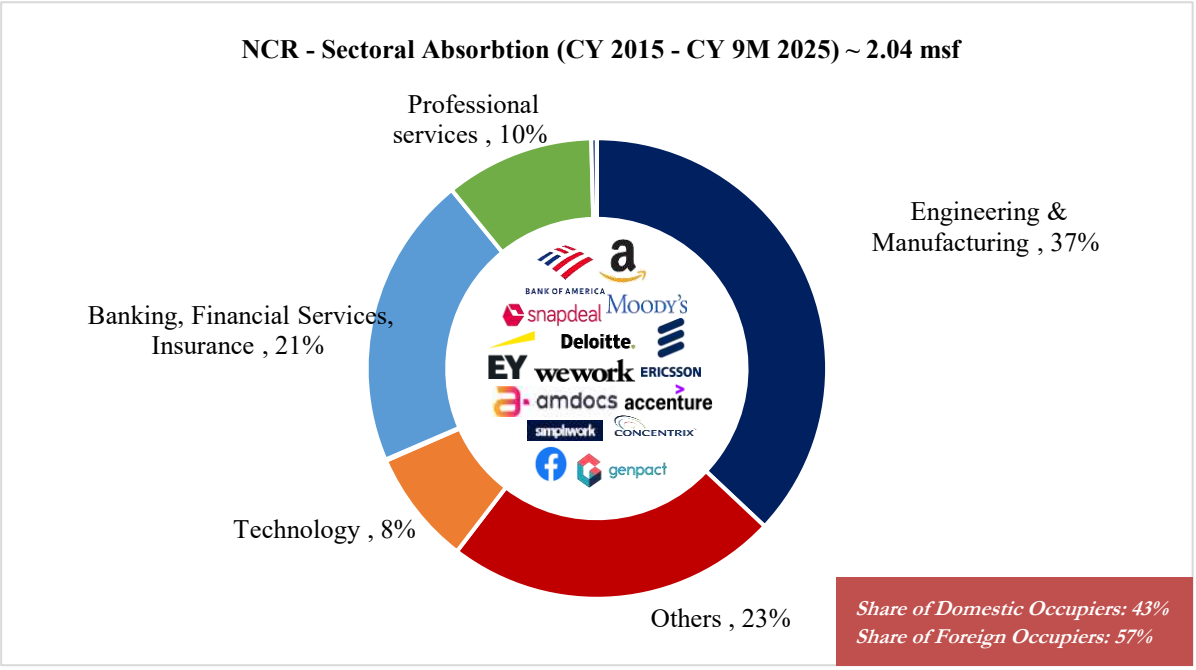
Source: Cushman and Wakefield Research

Notes:

1. *Only Grade A relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area across DIAL.*
2. *The quoted rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
3. *Rentals for Worldmark Delhi (Tower 1, 2 and 3) have been sourced from client. These are actual transacted rentals which include Fresh leases, Term renewals and space extension by existing tenants, which happened at improved efficiency and the same has been adjusted to asset level efficiency.*
4. *Rentals presented above are weighted average values on completed stock*

The office supply has remained highly limited in the Subject Micro Market and on the contrary demand has always remained strong. The Subject Micro Market is the best performing office market in terms of growth across all the NCR micro market. The profile of the Subject Micro Market has added to its address value resulting in above rental growth rate viz. a CAGR of 4% from CY 2015 till 9M CY 2025.

2.8 Sectoral Demand Analysis - (CY 2015 – 9M CY 2025)



Source: Cushman and Wakefield Research

Notes:

1. *The lease transactions of less than 10,000 sq. ft. were ignored for Domestic & Foreign occupier bifurcation.*
2. *Others include Automobile, Education, FMCG, Logistics & Shipping, Aviation, Diversified, Real Estate & Related Services, etc.*
3. *The sectoral absorption analysis is based on gross absorption activity of DIAL's relevant stock i.e., including any relocations, consolidations etc. All pre-commitments & sale/ purchase transactions are excluded from this analysis.*

Aerocity District (DIAL) is dominated by Engineering & Manufacturing Services, BFSI and Professional services sector which together contributes approximately 68% of the leasing activity for the years CY 2015 – 9M CY 2025. The tenants are attracted to the Subject Micro Market due to availability of good physical and social infrastructure. The occupiers from any sector typical have their front offices, business teams sitting out of Aerocity. The mix of foreign vs. domestic occupants in DIAL is 57:43.

2.9 Retail Overview - DIAL

The retail landscaping of Aerocity District - DIAL (Delhi International Airport Limited) largely constitutes Food & Beverages including coffee shops, restaurants, clubs, and lounges. Worldmark Towers 1,2 and 3 are the only prominent retail development offering the said range.

The demand drivers of Aerocity District (DIAL) located near the Delhi Airport, are influenced by various factors that attract visitors and tenants:

1. **Footfall:** The major footfall comes from corporate offices, hotels, and business centers present in the Worldmark Towers which is a major commercial development present in the micro-market. Moreover, it caters the dining and leisure demand of travellers arriving or departing from Delhi Airport.
2. **Competitors/Similar Projects**: The formation of Aerocity District (DIAL) is similar to Cyber Hub and One Horizon Center in Gurugram where office developments are integrated with supporting retail on the ground floor consisting premium retail outlets and fine dining options. The F&B options not only caters the demand generated by office occupants in the development, but other people also witness the catchment from visitors who come for shopping and dining, particularly on weekends for families gathering/leisure activities.
3. **Proximity to residential zones of Delhi and Gurugram:** Retail developments located near residential areas benefit from a direct catchment of potential customers. Proximity to residential nodes makes it convenient for residents to access these retail developments, reducing travel time and effort. This convenience factor significantly enhances footfall and patronage. As residents are aspiring to a higher quality of life and modern amenities, retail developments are becoming integral to fulfilling their lifestyle aspirations.

In recent years, a noticeable and transformative shift in consumer preferences and retail trends has been observed, with momentum steadily moving away from traditional mall developments towards F&B and high street developments. The table below highlights prominent retail developments (in F&B format) which follow similar retail format like Subject Property.

S.No.	Project Name	Location	Completion Year	GLA (in million sq. ft. (msf.))	Vacancy % (9M CY 2025)	Average Current Quoted Rental Range (Ground Floor – Vanilla)	Major Tenants
1	DLF Cyber Hub	Sector 24, Gurugram	2013	0.49 msf	0 – 1%	225 – 250	Decathlon, Uniqlo, Marks & Spencer, Nike, Modern Bazaar
2	Worldmark Aerocity	Aerocity District	2015	0.15 msf	0 – 1%	180 - 190	DragonFly, Farzi café, Social
3	One Horizon Centre	Sector 43, Gurugram	2018	0.06 msf	0 – 1%	180 – 190	Cozy Box, Delhi Club House, Hahn's Kitchen, Brew Dog

3 Market Outlook

The Subject Property along with Worldmark 2 and 3 is a leasehold property spread over a land area of approximately 7.6 Acres located in the Aerocity District or Airport District (DIAL). The Subject Property is prime front office asset and the only prominent developments in the Subject Micro Market which offers large integrated office development for the occupiers.

The Subject Micro Market has performed well amongst all the micro markets of NCR. The demand has outpaced supply of in the Subject Micro Market since 2015 resulting in a steep vacancy decline to approximately 3.9 % as of CY 2019. The effect of COVID-19 was visible with negative average net absorption resulting in increase of vacancy levels to approximately 18% from CY 2020. The market saw a surge in absorption starting CY 2023 pushing the vacancy levels towards south and reaching at approximately 6.6% in CY2024. In 9M CY2025, the completion of WM-4 added fresh supply to the market, leading to momentary rise in vacancy to 25.1%. Notably, this new supply has already attracted healthy pre-commitments, reflecting sustained occupier confidence and the market's long-term growth potential.

The Micro-Market benefits the occupiers and their employees due to its proximity to IGI Airport and excellent integration of office, hospitality, and retail development. Further, with continuous traction from occupiers, the vacancy expected to be reach sub 10% by CY 2027E.

According to the market assessment provided, the current weighted quoted average office market rentals of Subject Micro Market is between INR 225 per sq. ft./m – INR 235 per sq. ft./m and may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.

According to the market assessment provided, the current weighted quoted average retail market rentals of Subject Micro Market is INR 180 - 185 per sq. ft./m and may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.

Work from home period has also significantly reduced and many organisations have started calling their workforce back to office (specially the front offices). Considering the well-maintained infrastructure, proximity to IGI Airport, improved connectivity (through planned elevated corridors and underpasses and expansion of metro network, the annual growth rate of 5% in market rents over medium to long term appears achievable for the Subject Property.

C SUBJECT PROPERTY REPORT

1 Address, Ownership and Title details of the Subject Property

Address:	Worldmark (Tower 1), Aerocity, New Delhi
Ownership & title details:	Land Tenure: Leasehold *(Leasehold Till 2066)* The development rights of the Subject Property are with Aspen Buildtech Private Limited (formerly known as Aspen Buildtech Limited) (refer clause 1.4 and for ownership structure refer Annexure 2).

Source: Client Information

1.1 Encumbrances

Unless disclosed and recorded in the Subject Property Report – Part C, the Subject Property is considered to possesses a good and marketable title and is free from any unusually onerous encumbrances with no option or pre-emption rights in relation to the assets except for those created in favour of the lenders, based on the information given in the Title Reports prepared by Khaitan & Co (Hereinafter referred to as 'Legal Counsels'). We have not checked and verified the title of the Subject Property.

1.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Aspen Buildtech Private Limited (formerly known as Aspen Buildtech Limited) – Property Tax Paid up to FY 25-26.

1.3 Material Litigation

Based on discussions with the Client and Title Reports shared, there are no material litigations relating to the Subject Property or any compounding charges.

1.4 Interest owned by Brookfield India REIT in nature of:

Equity
Equity: 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.
Equity Linked Instrument (including CCDs): Nil

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

2 Location

2.1 General

The Subject Property along with Worldmark 2 and 3 is a leasehold property spread over a land area of approximately 7.6 Acres located in the Airport District, Delhi International Airport Limited (herein after referred to as "Subject Micro Market" or "DIAL" or "Aerocity District" or "Airport District"), New Delhi, NCR. The Subject Micro Market is one of the established office and retail micro-markets of Delhi NCR.

The Subject Property 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.

Subject Property is in close proximity to existing metro viz. Delhi Aero City Metro Station, which further enhances its accessibility from different parts of NCR. Also, the upcoming silver line which is currently under construction will be connecting Delhi Aero City Metro Station to Tughlakabad Metro Station. This new line will further enhance the connectivity of Aerocity District (DIAL) to interior parts of Delhi.

The Subject Micro Market is also a prominent hospitality hub of NCR. Some of the prominent hotel in the vicinity of the Subject Property includes JW Marriott Hotel, Holiday Inn, Red Fox Hotel, Lemon Tree Hotel, Roseate House, Holiday Inn, Novotel.

The location map of the Subject Property is as follows:



Source: Cushman and Wakefield Research
(Map not to scale)

Site Boundaries:

The site boundaries for the Subject Property are as under:

- North: Internal Access Road
- East: Premium Hotel
- West: Premium Hotel
- South: Others Property

2.2 Accessibility

The Subject Property is well connected to major locations in the city as well as in the NCR via multiple modes of communication. The distances from major landmarks of NCR are as follows:

- Approximately 0.2 km from Aerocity Road
- Approximately 0.8 km from Delhi Aero City Metro Station
- Approximately 01 - 02 km from NH - 8
- Approximately 04 – 05 km from Indira Gandhi International Airport (Terminal 3)
- Approximately 09 - 10 km from DLF Cyber City
- Approximately 15 - 16 km from Connaught Place

2.3 Ground Conditions

Based on visual inspection, there was no evidence of adverse ground conditions at the Subject Property or immediate vicinity.

2.4 Environmental Considerations

We have not carried out any investigations or tests, nor have we been supplied with any information from the Client or any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject property or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster, the location of the Subject Property with respect to risks pertaining to earthquakes, urban fire, and flooding was studied basis the data that has been published on various government websites. Source for the same has been annexed in annexure 9. Delhi, where the Subject Property/(ies) are located, falls in Seismic Zone IV with a high damage risk. The Subject Property is located in Delhi which is situated on the banks of river Yamuna. The terrain is generally flat, with the Delhi Ridge and Yamuna River adding some natural variation. According to the Flood Affected Area Atlas of India 2023, Delhi has not been affected by floods. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it to any induced disaster.

2.5 Town Planning and Statutory Considerations

We have not made formal search but have generally relied on readily available information to general public. Our Report is on current use/ current state basis of the Subject Property, and we have not considered any

Government proposals for road widening or compulsory purchase/ acquisition, or any other statute in force that might affect the Subject Property.

3 Subject Property - Asset Description

Worldmark (Tower 1) is a commercial cum retail development having 1 tower. The detail of the building is as follows:

- 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. 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

Completed building with Occupancy Certificate (OC) received.

The tower wise break up for the Subject Property is mentioned in the table below:

Particulars	Leasable Area (sq. ft.)	Floor (#)	Status	Expected Completion Date
Tower 1	607,892	6	Completed	NA
Total	**607,892**			

Source: Architect's Certificate (Dated: 16th October 2025), Rent Roll as of 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information.

3.1 Key Asset Information

Completed Building with Occupancy Certificates (OC) received.

Particulars	Details
Entity:	Aspen Buildtech Private Limited (formerly known as Aspen Buildtech Limited)
Asset Type:	Commercial
Sub-Market:	DIAL
Approved and Existing Usage:	Commercial
Land Area (acres):	~3.1
Freehold/Leasehold:	Leasehold Land
Leasable Area: (office & retail)	Office – 5,13,776 sq. ft. Retail – 94,116 sq. ft. Total - 607,892 sq. ft.
Occupied Area: (office & retail)	6,04,563 sq. ft.
Occupancy %:	99.5%
Current Effective Rent (excluding parking):	~INR 217 per sq. ft per month (Office only)
Current Effective Rent (excluding parking):	~INR 213 per sq. ft. per month (Office & Retail only)
Number of Tenants:	27 (office) 37 (Retail)

Source: Architect's Certificate (Dated: 16th October 2025), Rent Roll as of 30ht September 2025, Lease Deeds / Leave and Licence Agreements and Client information.

Note:

Refer company structure set out in (Annexure 2).

3.2 Subject Property Inspection

Date of Inspection:	The Subject Property is commercial cum retail development, comprising 1 operational building which was physically inspected on 28th February 2025.
Inspection Details:	The inspection comprised of visual inspection of: a. Operational building b. Visits to their key utility areas such as LT electric room, DG Room, Pump room, HVAC installations, power back up, STP, etc, and

Key Observations:

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

- **Completed/ Operational Building:**

  The operational building Worldmark (Tower 1) with OC received collectively admeasure 607,892 sq. ft. of leasable area.

  The operational building comprises.

  a. Office: Worldmark (Tower 1) having leasable area of 513,776 sq. ft. The office tower is occupied by multiple tenants. Major tenants in the Subject Property are Cowrks India, E&Y, SAEL Industries, Greenlam Industries etc.

  b. Retail: Ground floor and lower ground floor are dedicated for retail having a total leasable area of 94,116 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: Bikanerwala, DragonFly, Punjab Grill, Da Milano, Chaayos, Social, etc.

Other Amenities

- 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.

Certifications

- Subject property has certification of LEED Platinum Rating for sustainability, BEE 5-star rating, Environmental, Best Kaizen for Safety Improvement in CII National Kaizen Circle Competition - Platinum Award, and Best Digitization Kaizen in CII National Kaizen Circle Competition - Gold Award.

Parking

- The Subject Property also provides the car stacker parking lift facility at the basement one and two which allows to park multiple cars in a very limited space.

- The large parking requirement is catered by car stacker parking lift facility having a parking slot contributing to 1,190 parking spaces.

Other Observations

- The Subject Property has one entry and one exit points which are managed according to the traffic circulation plan.
- The visual inspection of the building area did not reveal any cause of concern with no visible signs of any disrepair or ill maintenance.
- No instances of any major logging or water accumulation were observed during the inspection.
- The utility areas also appeared well maintained, visually.

*Source: Architect's Certificate (Dated: 16th October 2025), *Rent Roll as of 30th September 2025.*

Note:

a. *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 are based completely on visual survey.*

3.3 Investigation and nature and source of information

The Valuer undertook physical visits of the Subject Property wherein the building and related assets were visually inspected to assess the condition of the building and the apparent state of its maintenance/ upkeep.

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 who were appointed by the Client to undertake market research and portfolio analysis of the Property forming part of the REIT.

The Valuer relied on the following information and documents shared by the Client with respect to the Subject Property:

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.

Architect's Certificate (Dated: 16th October 2025) mentioning site areas and Subject Property areas.

Relevant approval documents from competent authorities regarding occupancy, operations, and fire safety with respect to specific building in the Subject Property.

Lease agreements and commercial clauses thereof for major tenants on a sample basis.

Masterplan/ Development plan applicable in the jurisdiction of the Subject Property.

Management representation regarding the following:

Major repairs undertaken and proposed in the Subject Property (*please refer Annexure 8*)

Statement of Assets

Revenue pendency, if any

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

3.4 Tenant Profile

As of 30th September 2025, the Subject Property's top 10 tenants occupying space in the Subject Property, account for ~70% of leased area and ~71% of the gross rental income (including office and retail tenants).

Rank	Top 10 Tenants according to Leased Area	Leased Area (sq. ft.)
1	Ernst and Young Services Pvt. Ltd.	95,503
2	Cowrks India Private Limited	55,012
3	SAEL Industries Limited	50,350
4	DCM Shriram Ltd.	47,096
5	Greenlam Industries Limited	43,093
6	Goods and Services Tax Network	36,505
7	Rattan India Power Ltd.	36,340
8	Hitachi India Pvt. Ltd.	27,102
9	Tata Steel Limited	17,126
10	Sumitomo Corp India Pvt. Ltd.	14,570
	Total	**4,22,697**

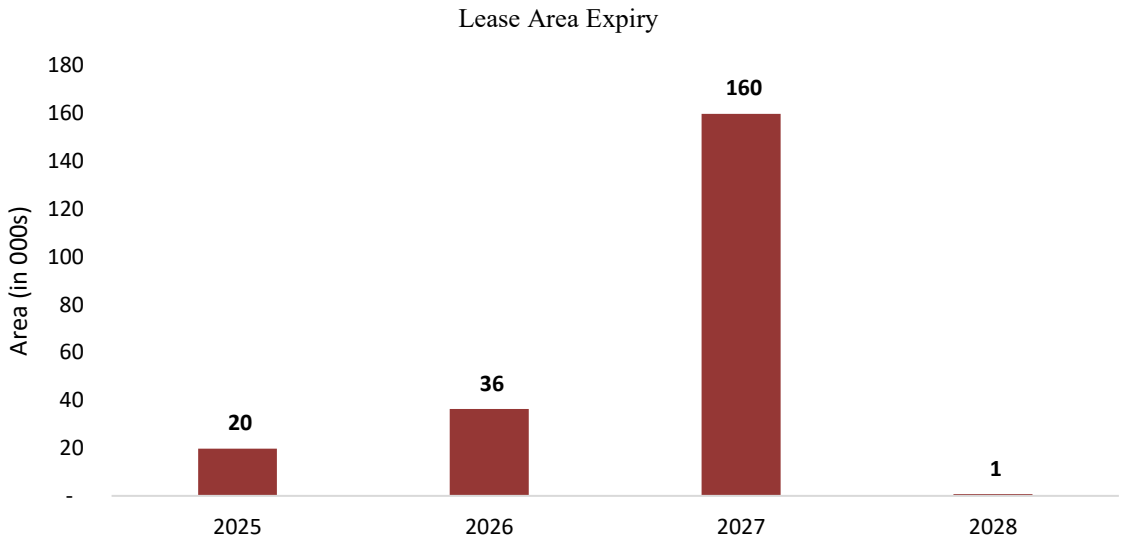
Source: Rent Roll as of 30th September 2025 and Client Information

Rank	Top 10 Tenants according to Gross Rentals	Share of Gross Rentals
1	Ernst and Young Services Pvt. Ltd.	15%
2	Cowrks India Pvt. Ltd.	10%
3	SAEL Industries Limited	8%
4	DCM Shriram Ltd.	8%
5	Greenlam Industries Limited	8%
6	Rattan India Power Ltd.	6%
7	Goods and Services Tax network	6%
8	Hitachi India Pvt. Ltd.	5%
9	Tata Steel Limited	3%
10	Sumitomo Corp India Pvt. Ltd.	2%
	Total	**71%**

Source: Rent Roll as of 30th September 2025 and Client Information

3.5 Lease Expiry Profile

The Weighted Average Lease Expiry (WALE) of the Subject Property is 5.1 years, with ~36% of occupied area expiring between October 2025 and CY 2028 as shown in the chart below (including office and retail tenants).



Source: Rent Roll as of 30th September 2025 and Client Information

Notes:

1. *The chart is prepared on the basis of Calendar Year.*
2. *Here 2025 represents 1st October 2025 to 31st December 2025.*

4 Valuation Approach & Methodology

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 lease deeds were reviewed to identify tenancy characteristics for the asset.

Property Documents and architect certificates as mentioned in earlier sections of the report were reviewed for validation of area details, ownership interests of the Subject Property.

Physical site inspections were undertaken to assess the current status of the Subject Property.

4.2 Micro-Market Review:

For the purpose of the valuation exercise, reliance has been placed on the market report prepared by Cushman and Wakefield (C&WI), who 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 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 completed 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 releasing).

4.3 Cash Flow Projections:

1. The Subject Property is a completed building. The cash flows have been projected as mentioned below to arrive at the value estimate.
2. 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. As the Subject Property is leasehold in nature, these cash flows have been projected for a duration until the land lease for the Subject Property expires. 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 the Subject Property land lease expiry time horizon:

   Step 1: Projecting the rental income as per the existing lease terms for a cashflow period up till Subject Property land lease expiry.

   Step 2: Generating a market led rental income stream for identified tenancies for the time period similar to the cash flows drawn in the aforementioned step.

   Step 3: Based on the contractual turnover rent percentage of respective tenants and average tenant sales psf per month, Turnover rent is estimated for each tenant and is compared with the minimum guaranteed rentals in line with the tenant contracts. The higher of the two is adopted for the purpose of estimating cash flows.

   Step 4: Computing the monthly rental income projected as part of Step 1 & 2 and translating the same to a quarterly income.
3. Recurring operational expenses, and vacancy provision 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.
4. The quarterly net cash flows over the land lease expiry period of the Subject Property have been discounted at a suitable discount rate to arrive at the net present value of the cash flows accruing to the Subject Property through this approach.

4.4 Information Sources:

Subject Property related information relied upon for the valuation exercise has been provided to the Valuer by the Client and the market data has been provided by C&WI, unless otherwise mentioned. 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 only to ensure its correctness.

5 Assumptions considered in Valuation (DCF Method)

The following assumptions have been made to arrive at the market value of the Subject Property as on 30th September 2025:

Cashflow Period	Unit	Details
Valuation Date	Date	30- September-25
Cashflow Period	Years	41
Cashflow Exit Period	End Date	02-May-66

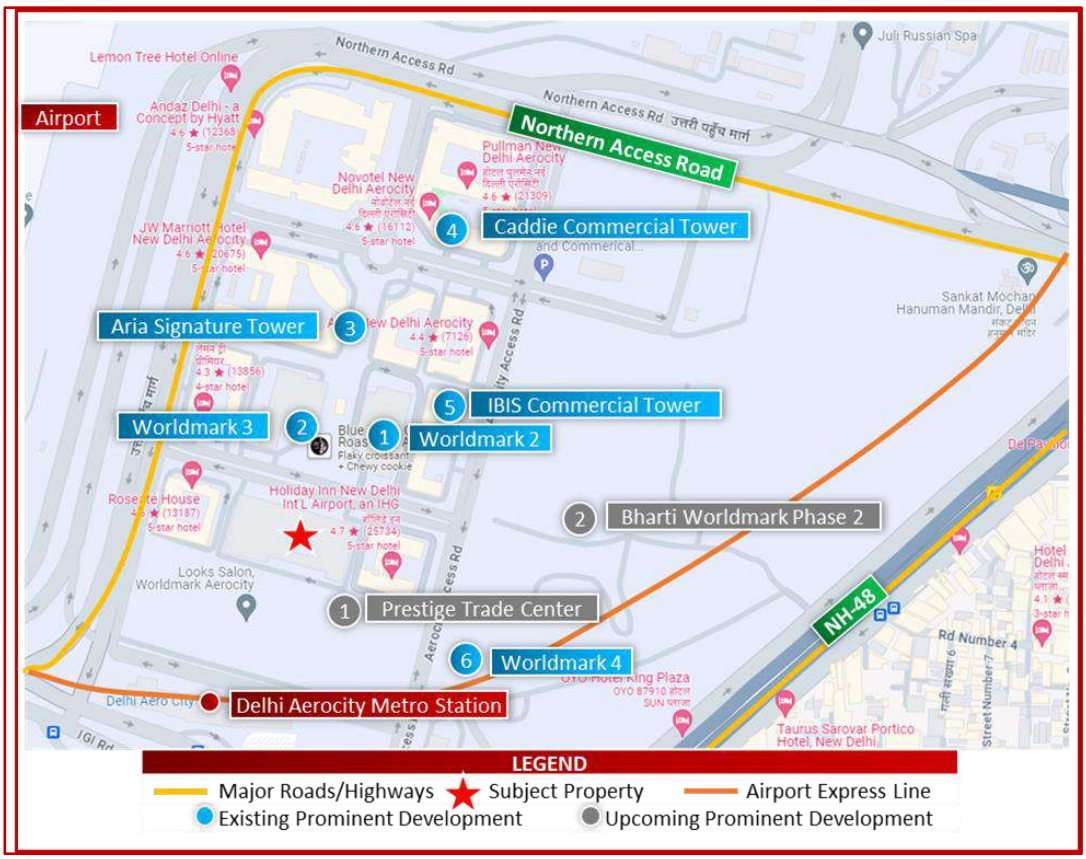
Subject Property Details: Completed Property

Subject Property Details	Unit	Details
Total Leasable Area	sq. ft.	607,892
Area Leased	sq. ft.	604,563
Committed Occupancy*	%	99.45%
Vacant Area	sq. ft.	3,329
Vacancy	%	0.5%
Stabilized Vacancy	%	2.5%
Further Leasing	sq. ft.	-
Existing Lease Rollovers	%	98%
Rent Free Period – Existing Leases	Months	1
Rent Free Period – New Leases	Months	4
Total Parking Slots	#	1,190
Estimated Leasing Period	# of quarters	--

*Source: Architect's Certificate (Dated: 16th October 2025), *Rent Roll as of 30th September 2025.*
Note: Further Leasing and Estimated Leasing Period relate to the existing Vacant Area.
**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area).*

- **Rent-free period:** In accordance with market benchmarks for Grade A properties, rent-free period of one month has been considered for existing lease rollovers and four months for new leases.
- **Future absorption:**
  - Over CY 2022 – 9M CY 2025, the Subject Micro Market has witnessed an average annual net absorption of approximately 0.18 msf.
  - The Subject Micro Market is expected to see the addition of Grade A supply in the coming years, which has already witnessed pre-commitments. Consequently, average annual demand is projected to reach approximately 1.42 msf through CY 2027E.
  - Currently the Subject Property is 99.5% occupied and stabilised vacancy provision for 2.5% has been assumed. Therefore, there is no area to be further leased in the Subject Property.

Subject Property and Relevant Existing/Upcoming Supply in the DIAL Micro Market



Source: Cushman and Wakefield Research
Note: Blue boxes signify existing supply and grey box signifies upcoming supply.

Revenue Assumptions

Revenue Assumptions	Unit	Details
Achievable Market Rent – Office (Base)	Per sq. ft. per month	INR 221.00
Achievable Market Rent – Office (including Parking)	Per sq. ft. per month	INR 225.00
Achievable Market Rent – Retail (including Parking)	Per sq. ft. per month	INR 180.00
Rental Growth Rate (for FY'27 onwards)	% p.a.	5.0%
O&M Income Growth Rate FY 27 onwards (excluding sinking fund)	% p.a.	5.0%
Normal Market Lease Tenure	# of years	9
Normal Market Escalation at end	# of years	3
Market Escalation at the end of Escalation period	%	15%
O&M Income for future leases	Per sq. ft. per month	INR 34.80

- **Market rent – office:**
  - 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)
  - In year FY' 2026 (from April 2025 to September 2025), approximately 0.51 msf was leased in the rental range of INR 215 – 232 per sq. ft. per month (including parking).

Lease Transactions for FY' 2026:

Tenants	Year	Area (sq. ft)	Rent (INR per sq. ft./ month) Including Parking
Energy	2026	3,973	229
Financial Services	2026	1,866	232
Energy	2026	15,200	225
Industrials	2026	6,048	224
Others	2026	6,900	215

Source: Rent roll as of 30th September 2025 and Client Information

  - Considering the location, accessibility, quality, and size of the building, we expect the Subject Property's monthly rental would be INR 225 per sq. ft. per month (inclusive of parking charges) and the same is considered for our calculations.
  - Rental assumption for 31st March 2025 valuation was INR 220 per sq. ft. which has been revised to INR 225 per sq. ft. basis the recent transactions that has taken place in the Subject Property and Micro Market as per details provided above.

- **Market rent growth rate:** Considering the current vacancy and future supply profile in the Subject Micro Market, we expect annual growth in achievable market rentals to be in the range of 5% in the medium to long term from FY27 onwards.
- **Other Income:** We have been provided with other income for Visitor Car Park, Signage, ATM, Telecom Tower, Kiosk, Event, Vending Machine, and other charges. We have considered an annual growth of 5% on other income.
- **Property tax Recovery :** Property tax recovery from the tenants is taken as per the contract and the same are escalated at an annual growth rate of 5%. Further, it has been assumed that property tax will continue to be recoverable during the rollover period as well.

- **O&M Income:** O&M Income were shared by the Client. O&M income constitutes, O&M Expense and Mark-up of 20% on O&M expense and sinking fund. Since O&M revenues include sinking fund which is being charged at a constant rate without any growth assumed on it, the growth rate for O&M Income has been suitably adjusted to normalise it over the future tenure. O&M Income has been provided for FY'26 and the same has been projected to increase at 5% per annum from FY'27 onwards excluding sinking fund.
- **Projected NOI Growth:**

  Considering the above-discussed assumptions on rental growth, market trends, supply-demand conditions, and macroeconomic factors, the projected Net Operating Income (NOI) growth for the assets has been arrived at as detailed below:

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	1,414	1,420	1,528	1,571	1,605	1,729	1,743	1,817	1,971	2,000	2,075
Growth		0%	8%	3%	2%	8%	1%	4%	8%	1%	4%

Operating Cost Assumptions

Cost Assumptions	Unit	Details
Brokerage cost (Renewal/ Release)	Month Rent	1 Month Rent
Brokerage cost (New Lease)	Month Rent	2 Month Rent
Other Costs for vacant area for the property owner	Per sq. ft./month	INR 13.56
Current O&M Expense	Per sq. ft. per month	INR 27.13
Ground Rent/ License Fee	Million	INR 143
Property Tax	Per sq. ft./month	INR 3.06
Cost Escalation	% p.a.	5.0%
Maintenance Capex	Per sq. ft. per month	INR 2.3

- **Brokerage:** In accordance with the market benchmarks for Grade A property, we have assumed brokerage expense amounting to two months for new leases and one month for existing lease rollovers.
- **Property Tax:** Property tax has been provided for FY'26 and the same has been projected to increase at 5% per annum from FY'27 onwards.
- **Ground Rent/ License Fee:** Ground Rent/ License Fee has been provided for FY'26 and the same has been projected to increase at 5.5% per annum from FY'27 onwards.
- **O&M Expense:** O&M Cost has been calculated basis markup of 20% on CAM income after deducting sinking fund and the same has been projected to increase at 5% per annum from FY'27 onwards.
- **Payroll Expense:** The Payroll expense for the period between 1st October 2025 – 31st December 2034 for WM 1 is considered to be ~INR 338 Million. The same has been escalated at 8% annually for subsequent years.
- The cost escalation/inflation assumption of 5.0% per annum has been determined based on consumer inflation trends observed in the Indian economy. This rate reflects average taken for historical inflation data for past 10 years from 2015 to 2024. Below is a table presenting the consumer inflation rate across various years:

Year	Inflation (%)
2015	4.91%
2016	4.95%
2017	3.33%
2018	3.94%
2019	3.73%
2020	6.62%
2021	5.13%
2022	6.70%
2023	5.65%
2024	4.95%

Source: worldbank.org

- **Discount Rate Assumptions**

- **Discount Rate**

  The discount rate applied to the available cash flows reflects the opportunity cost to all the capital providers, namely shareholders (Cost of Equity) and creditors (Cost of Debt), weighted by the relative contribution to the total capital of the company (WACC). The opportunity cost to the capital provider equals the rate of return the capital provider expects to earn on other investments of equivalent risk.

  - **Cost of Debt**

    The cost of debt is the return that a company provides to its debtholders and creditors. These capital providers need to be compensated for any risk exposure that comes with lending to a company. The cost of debt for real estate assets is often influenced by the stage of development of the asset. The mature and income-generating assets are considered less risky, leading to lower interest rates. In this context, the cost of debt for Brookfield India REIT properties is benchmarked to the interest rates observed in REITs, as all bear similar characteristics in terms of type and development status of properties. Since a major portion of REITs' portfolios consists of completed, income-generating assets, the cost of debt aligns more closely with the Lease Rent Discounting (LRD) rate.

    This approach ensures that the cost of debt is aligned with the risk profile of the property and current market conditions,

    Please find below Cost of Debt for Comparable REIT.

REIT	Jun-25
Embassy Office Parks REIT	7.55%
Mindspace Business Parks REIT	7.84%
Brookfield India Real Estate Trust	8.10%
Knowledge Realty Trust	8.99%

Source: Analyst Presentation for respective REIT

The cost of debt for September 2025 valuation has been taken at 8.4 % basis the range of cost of debt for the REITs as mentioned in the above table.

  - **Cost of Equity**

    We have considered the cost of equity at 14.50% as per the market return expectations of various investors for commercial office. Apart from that we have also benchmarked CAPM model and inputs of same is detailed out as under

    - We have considered risk free rate of 6.96% based on average 10-year treasury bond yield.
    - For calculation of beta, we have benchmarked industry (Nifty Realty Index). We have considered average 5-year Beta of Nifty Realty index with respect to Nifty 50.
    - We have considered market risk premium of 5.59% based on the returns of broad-based BSE 500 stock index for the past 10 to 15 years.

- **Debt-Equity Ratio (weightage of WACC)**

  As discussed earlier, the cost of debt has been derived based on prevailing LRD rates, while the cost of equity has been calibrated to account for both asset-specific and market-specific factors, reflecting investor expectations from an operational Grade A office spaces. Additionally, the debt-to-equity mix has been determined considering the typical LRD tenures and the extent to which debt financing contributes to the overall asset value.

  It may be noted basis management representation that the current debt equity structure of Brookfield India REIT is 30:70. However, the SEBI REIT Regulations states that the maximum permissible limit for debt is 49%. Hence, we have considered the debt and equity mix of 45% and 55% which lies well within the limit specified as per the SEBI REIT Regulations and is also accepted by the market participants.

Derivation of WACC

Based on above, the following WACC rate has been assumed for completed commercial assets part of the Brookfield India REIT:

	Cost	Weightage	
Cost of Debt	**8.4%**	**45.0%**	**~11.75%**
Cost of Equity	**14.5%**	**55.0%**	

Note: As per management representation planned debt equity structure for Brookfield India REIT is 45:55.

6 Market Value

The Valuer is of the opinion that the subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property, as on 30th September 2025 is as follows:

Component	Market Value as on	In Figures	In Words
Completed Building	30th September 2025	INR 17,900 Million	Indian Rupees Seventeen Billion and Nine Hundred Million Only

REIT's share in asset: 50%

The value of Brookfield India REIT share in the Subject Property is INR 8,950 Million (i.e. Eight Billion and Nine Hundred and Fifty Million)

Market Value Progression

Component	Market Value	Market Value
	30th September 2024	31st March 2025
Completed Buildings	INR 16,909 Million	INR 17,014 Million

Ready Reckoner Rate

Component	Rate
Built up area	INR 9,480 per sq. mtr.
Land area*	INR 1,69,920 per sq. mtr.

**Circle rate of F zone - Delhi has been considered. Circle rate for residential use is INR 56,640 per. sq. mtr., to arrive at the commercial use the same has been multiplied with 3 as per the guideline.*

For reference, please refer Annexure 7.

I, L. Anuradha, the Valuer for the Subject Property, hereby declare that:

• I am fully competent to undertake the valuation,

• I am independent and have prepared the report on a fair and unbiased basis, and

• I have valued the properties based on the valuation standards as specified under sub-regulation 10 of regulation 21 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014

Prepared by



(L. Anuradha)

IBBI/RV/02/2022/14979

D ANNEXURES

Annexure 1: Cash Flows

Completed Building: Tower 1

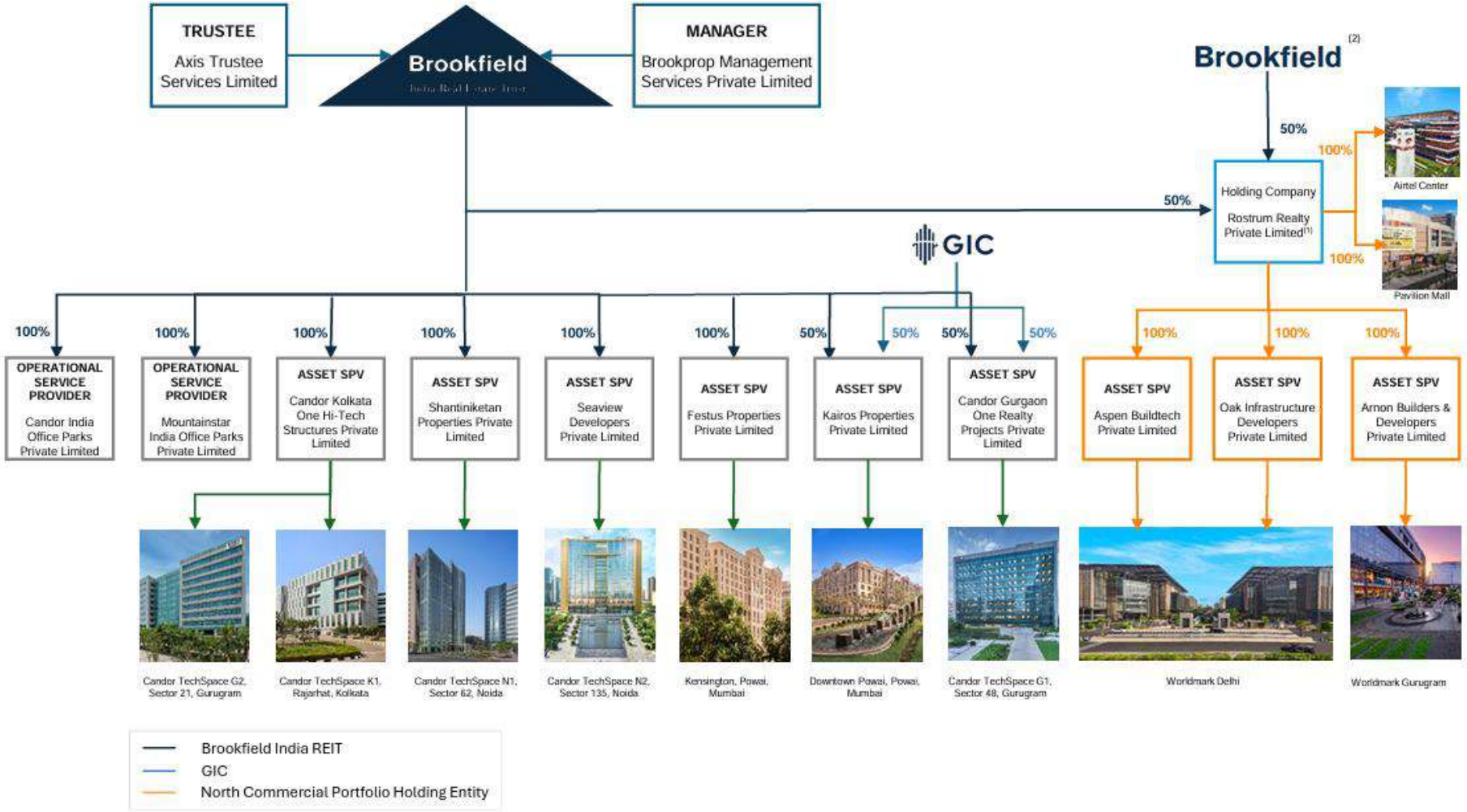
Particulars	Unit	1-Oct-25 30-Sep-26	1-Oct-26 30-Sep-27	1-Oct-27 30-Sep-28	1-Oct-28 30-Sep-29	1-Oct-29 30-Sep-30	1-Oct-30 30-Sep-31	1-Oct-31 30-Sep-32	1-Oct-32 30-Sep-33	1-Oct-33 30-Sep-34	1-Oct-34 30-Sep-35	1-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals (Including Parking)	INR Million	1,533	1,550	1,666	1,719	1,764	1,898	1,924	2,010	2,176	2,218	2,308
CAM Income	INR Million	256	267	278	292	305	319	334	349	366	383	401
Other Income (Telecom)	INR Million	22	23	24	25	26	27	28	30	31	32	34
Total Income	INR Million	1,811	1,839	1,968	2,036	2,094	2,244	2,286	2,388	2,572	2,633	2,743
Total Income from occupancy	**INR Million**	**1,811**	**1,839**	**1,968**	**2,036**	**2,094**	**2,244**	**2,286**	**2,388**	**2,572**	**2,633**	**2,743**
OPERATING COSTS												
Ground Rent/ Liscence Fee	INR Million	(147)	(155)	(164)	(173)	(182)	(193)	(203)	(214)	(226)	(238)	(252)
Property Taxes	INR Million	(23)	(24)	(25)	(26)	(28)	(29)	(31)	(32)	(34)	(35)	(37)
O&M Expense	INR Million	(202)	(211)	(221)	(232)	(243)	(255)	(267)	(280)	(292)	(307)	(322)
Payroll Expense	INR Million	(25)	(28)	(31)	(33)	(36)	(38)	(42)	(45)	(48)	(52)	(56)
Total Operating Costs	**INR Million**	**(397)**	**(419)**	**(440)**	**(464)**	**(489)**	**(515)**	**(543)**	**(571)**	**(601)**	**(633)**	**(667)**
Net operating Income	**INR Million**	**1,414**	**1,420**	**1,528**	**1,571**	**1,605**	**1,729**	**1,743**	**1,817**	**1,971**	**2,000**	**2,075**
Maintenance Capex	INR Million	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(26)	(27)	(28)
Brokerage Expenses	INR Million	(10)	(27)	(12)	-	(17)	(2)	(26)	(39)	(24)	(20)	(42)
Construction costs	INR Million	(132)	(24)	-	-	-	-	-	-	-	-	-
Net Cashflows	**INR Million**	**1,255**	**1,351**	**1,497**	**1,551**	**1,568**	**1,705**	**1,694**	**1,753**	**1,922**	**1,953**	**2,005**

Particulars	Unit	1-Oct-36 30-Sep-37	1-Oct-37 30-Sep-38	1-Oct-38 30-Sep-39	1-Oct-39 30-Sep-40	1-Oct-40 30-Sep-41	1-Oct-41 30-Sep-42	1-Oct-42 30-Sep-43	1-Oct-43 30-Sep-44	1-Oct-44 30-Sep-45	1-Oct-45 30-Sep-46	1-Oct-46 30-Sep-47	1-Oct-47 30-Sep-48	1-Oct-48 30-Sep-49	1-Oct-49 30-Sep-50	1-Oct-50 30-Sep-51
OPERATING INCOME																
Lease Rentals (Including Parking)	INR Million	2,561	2,627	2,648	2,962	2,986	3,015	3,375	3,443	3,469	3,894	3,995	4,026	4,505	4,540	4,583
CAM Income	INR Million	420	440	462	484	507	532	558	585	613	643	674	707	742	778	816
Other Income	INR Million	35	37	39	41	43	45	47	49	52	54	57	60	62	66	69
Total Income	INR Million	3,016	3,104	3,148	3,487	3,536	3,591	3,979	4,077	4,134	4,591	4,726	4,793	5,309	5,384	5,468
Total Income from occupancy	**INR Million**	**3,016**	**3,104**	**3,148**	**3,487**	**3,536**	**3,591**	**3,979**	**4,077**	**4,134**	**4,591**	**4,726**	**4,793**	**5,309**	**5,384**	**5,468**
OPERATING COSTS																
Ground Rent/ Liscence Fee	INR Million	(265)	(280)	(295)	(312)	(329)	(347)	(366)	(386)	(407)	(430)	(453)	(478)	(505)	(532)	(562)
Property Taxes	INR Million	(39)	(41)	(43)	(45)	(48)	(50)	(52)	(55)	(58)	(61)	(64)	(67)	(70)	(74)	(77)
O&M Expense	INR Million	(338)	(355)	(373)	(392)	(411)	(432)	(453)	(476)	(500)	(525)	(551)	(579)	(607)	(638)	(670)
Payroll Expense	INR Million	(61)	(66)	(71)	(77)	(83)	(90)	(97)	(105)	(113)	(122)	(132)	(142)	(154)	(166)	(179)
Total Operating Costs	**INR Million**	**(704)**	**(742)**	**(783)**	**(825)**	**(870)**	**(918)**	**(968)**	**(1,022)**	**(1,078)**	**(1,137)**	**(1,200)**	**(1,266)**	**(1,336)**	**(1,410)**	**(1,488)**
Net operating Income	**INR Million**	**2,312**	**2,362**	**2,366**	**2,661**	**2,665**	**2,673**	**3,011**	**3,055**	**3,056**	**3,454**	**3,526**	**3,527**	**3,973**	**3,974**	**3,980**
Maintenance Capex	INR Million	(30)	(31)	(33)	(34)	(36)	(38)	(40)	(42)	(44)	(46)	(48)	(51)	(53)	(56)	(59)
Brokerage Expenses	INR Million	(18)	-	(26)	(3)	(40)	(61)	(37)	(31)	(65)	(28)	-	(40)	(5)	(63)	(95)
Construction costs	INR Million	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Cashflows	**INR Million**	**2,264**	**2,331**	**2,307**	**2,624**	**2,589**	**2,574**	**2,934**	**2,983**	**2,947**	**3,380**	**3,478**	**3,437**	**3,915**	**3,856**	**3,827**

Particulars	Unit	1-Oct-51	1-Oct-52	1-Oct-53	1-Oct-54	1-Oct-55	1-Oct-56	1-Oct-57	1-Oct-58	1-Oct-59	1-Oct-60	1-Oct-61	1-Oct-62	1-Oct-63	1-Oct-64	1-Oct-65
		30-Sep-52	30-Sep-53	30-Sep-54	30-Sep-55	30-Sep-56	30-Sep-57	30-Sep-58	30-Sep-59	30-Sep-60	30-Sep-61	30-Sep-62	30-Sep-63	30-Sep-64	30-Sep-65	2-May-66
OPERATING INCOME																
Lease Rentals (Including Parking)	INR Million	5,131	5,235	5,274	5,921	6,076	6,122	6,851	6,904	6,968	7,802	7,961	8,018	9,004	9,240	5,433
CAM Income	INR Million	856	898	942	989	1,037	1,088	1,142	1,198	1,257	1,319	1,385	1,453	1,525	1,600	972
Other Income	INR Million	72	76	79	83	87	92	96	101	106	111	117	123	129	135	83
Total Income	INR Million	6,060	6,209	6,296	6,993	7,200	7,303	8,089	8,203	8,331	9,233	9,462	9,594	10,658	10,975	6,488
Total Income from occupancy	**INR Million**	**6,060**	**6,209**	**6,296**	**6,993**	**7,200**	**7,303**	**8,089**	**8,203**	**8,331**	**9,233**	**9,462**	**9,594**	**10,658**	**10,975**	**6,488**
OPERATING COSTS																
Ground Rent/ Liscence Fee	INR Million	(593)	(625)	(660)	(696)	(734)	(774)	(817)	(862)	(909)	(959)	(1,012)	(1,068)	(1,127)	(1,189)	(725)
Property Taxes	INR Million	(81)	(85)	(90)	(94)	(99)	(104)	(109)	(114)	(120)	(126)	(132)	(139)	(146)	(153)	(93)
O&M Expense	INR Million	(703)	(738)	(775)	(814)	(855)	(897)	(942)	(989)	(1,039)	(1,091)	(1,145)	(1,203)	(1,263)	(1,326)	(806)
Payroll Expense	INR Million	(193)	(209)	(226)	(244)	(263)	(284)	(307)	(332)	(358)	(387)	(418)	(451)	(487)	(526)	(330)
Total Operating Costs	**INR Million**	**(1,571)**	**(1,658)**	**(1,750)**	**(1,848)**	**(1,951)**	**(2,060)**	**(2,175)**	**(2,297)**	**(2,427)**	**(2,563)**	**(2,708)**	**(2,861)**	**(3,023)**	**(3,194)**	**(1,954)**
Net operating Income	**INR Million**	**4,489**	**4,552**	**4,546**	**5,146**	**5,249**	**5,243**	**5,914**	**5,906**	**5,905**	**6,670**	**6,755**	**6,733**	**7,635**	**7,782**	**4,534**
Maintenance Capex	INR Million	(62)	(65)	(68)	(71)	(75)	(79)	(82)	(87)	(91)	(95)	(100)	(105)	(111)	(116)	(91)
Brokerage Expenses	INR Million	(57)	(48)	(102)	(44)	-	(62)	(8)	(97)	(147)	(88)	(74)	(158)	(68)	-	(77)
Construction costs	INR Million	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Cashflows	**INR Million**	**4,371**	**4,439**	**4,376**	**5,030**	**5,175**	**5,102**	**5,824**	**5,722**	**5,667**	**6,486**	**6,580**	**6,470**	**7,456**	**7,665**	**4,367**

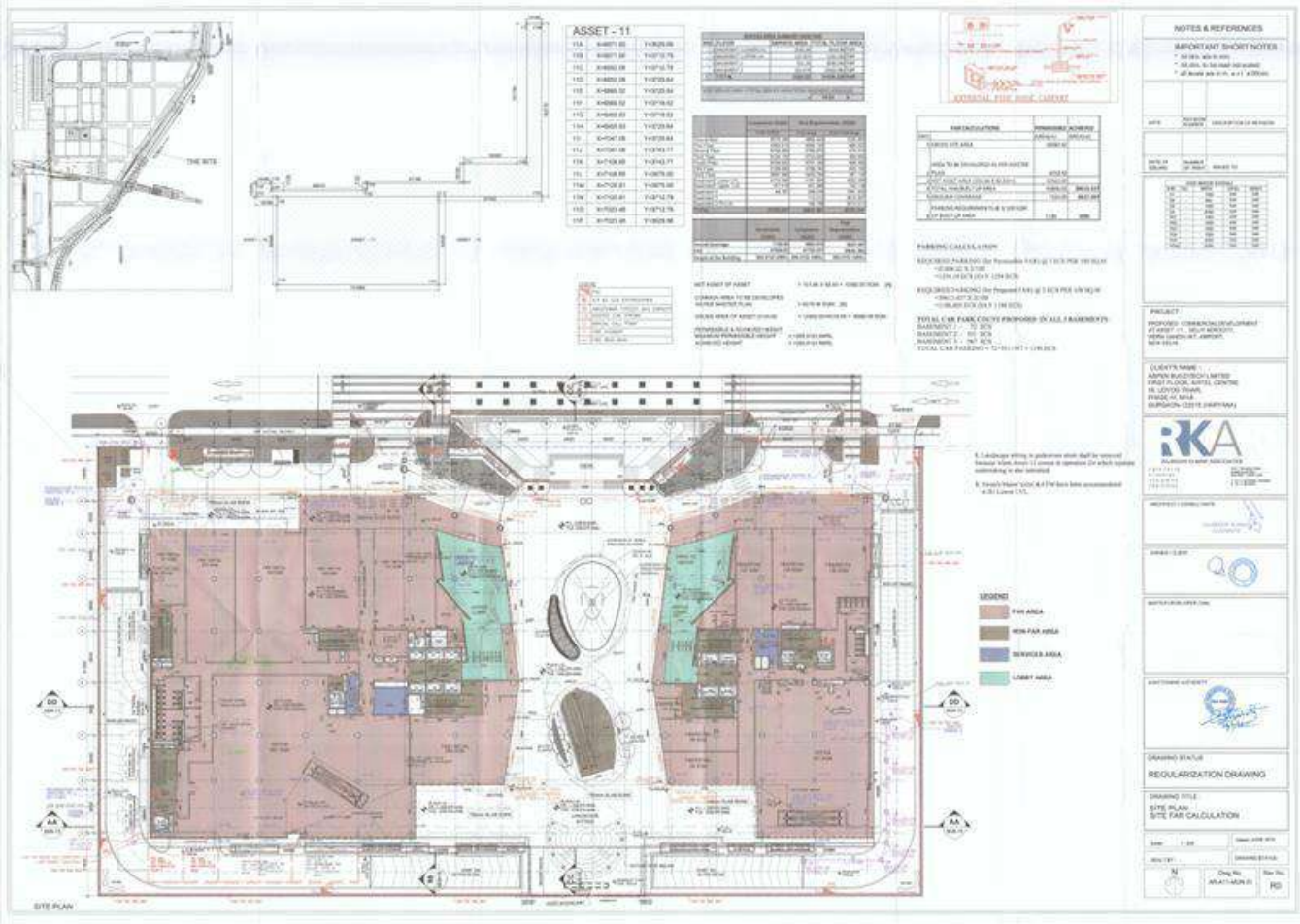
Note: We have arrived at the valuation of the Subject Property using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Annexure 2: Ownership Structure



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

Annexure 3: Site Layout



Source: As provided by Client

Annexure 4: Subject Property Photographs



Front View of the Subject Property



View of the Subject Property



View of the Subject Property



View of the Subject Property



View of the Subject Property



View of primary access Road

Annexure 5: Statement of Key assets

Building	*No/Name*	*Worldmark 1*
No. of DG Capacity	KVA	(3 X1500 KVA) (1X 750 KVA)
No. of Transformer/Capacity	KVA	(3X2000 KVA)
Chiller Rating	TR	3*525 TR
Cooling Tower		3*525 TR
FF Systems	KW/HP	Sprinkler Jockey 1*10 HP, 7.5 kw Hydrant Jockey 1*10 HP, 7.5 Kw Main Sprinkler pump 100 HP, 75 KW Main Hydrant pump 100 HP, 75 KW Fire Diesel pump 169 HP 124.4 KW
Water pumping System	KW/HP	Treated water transfer pump 2 * 7.5 Kw Soft water transfer pump 2 * 7.5 Kw RO water Transfer Pump 2* 3.7 KW 5 HP STP - Softener 2* 4 KW STP - Flushing Water 2*7.5 Kw
STP Rating	KLD	1*325 KLD
Warmshell/Bareshell		Bareshell

Source: As provided by Client

Annexure 6: List of sanctions and approvals

List of one-time sanctions/ approvals which are obtained or pending:

Approvals Received

a) Building Plan Approvals
b) Occupancy Certificates received for the building
c) Completion Certificate
d) Consent to Establish (CTE)
e) Fire Scheme / Fire Safety Certificate
f) Height clearance NOC from AAI
g) Consent to Operate (CTO)
h) Completion Certificate
i) Environment Clearance
j) Lift, DG, Transformer Noc
k) CLRA Registration

Approvals Pending

N/A

Annexure 7: Ready Reckoner Rate for Built Up area and Land Area

Land Area

ANNEXURE-1

Minimum Rates (Circle Rates) for valuation of land and properties for the purpose of payment of stamp duty under Indian stamp Act. as applicable to Delhi & registration fees under the Registration Act, 1908 in Delhi:-

1. **Minimum land rate for Residential Use:-**

Table-1.

Category of the locality	Minimum rates for valuation of land for residential use (in Rs. Per Sq. mtr.)
A	774000
B	245520
C	159840
D	127680
E	70080
F	56640
G	46200
H	23280

2. **Minimum Land Rates for Commercial, Industrial and other uses:-**

The following multiplying factors shall be employed to the above minimum land rates of residential use, to arrive at the cost of land under other following uses:-

Table-1.1

Use*	Public Utility e.g. private school, colleges, hospitals	Industrial	Commercial
Factor	2	2	3

*Definition are as per unit area property tax system

3. **Minimum rates for cost of construction:-**

3.1 The base unit rate of cost of construction will be :-

Table-1.2

Category of the locality	Minimum rates of construction for residential use (in Rs. Per Sq. mtr.)	Minimum rates of construction for Commercial use (in Rs. Per Sq. mtr.)
A	21960	25200
B	17400	19920
C	13920	15960
D	11160	12840
E	9360	10800
F	8220	9480
G	6960	8040
H	3480	3960

3.2 In order to take into account the age of structures, the following multiplying factor shall be employed to the minimum cost of construction mentioned above:-

Year of completion	Prior to 1960	1960-69	1970-79	1980-89	1990-2000	2000 onwards
Age factor	0.5	0.6	0.7	0.8	0.9	1.0

3.3 To calculate the valuation of different structures, the following multiplying factors to the above minimum cost of construction shall be employed under colonies in G and H category:

Structure Type	Pucca	Semi-Pucca	Katcha
Multiplicative	1.0	0.75	0.5

Annexure 8: Major Repairs Undertaken and Proposed in the Subject Property

As informed by Client, following major repairs/upgrades have been taken up in the past:

1. Upgrade: None
2. List of ESG Initiatives
    - Installation of RECD at DG
    - Installation of Bottle crusher machine
    - Installation of EV vehicle charger
    - Installation of Antismog gun from scrap material
    - Purchasing green energy

Annexure 9: Environmental Consideration

Source for Environmental considerations is as listed below:

- NCR Planning Board Report
- Flood Affected Area Atlas of India_(2023)_National Disaster Management Authority

Annexure 10: Information Provided

Information provided by the client are as listed below:

- Rent Roll
- Architects Certificate
- Additional Information:
  - Capex Details
  - O&M Income and Expense
  - Payroll Expense
  - Property Tax details

Annexure 11: Caveats & Limitations

1. The Valuation Report (hereafter referred to as the "Report") covers specific markets and situations that are highlighted in the Report based on readily available secondary market information and does not entail any comprehensive analysis of the market and the industry given the nature of the scope of the assignment.
2. The opinions expressed in the Report are subject to the limitations expressed below.
    a. The valuation method adopted is based on the Valuer's expertise and knowledge taking into account the generally available market information and considered to be relevant and reasonable at that point of time. The Report and the opinions therein do not constitute any recommendation to ***Brookfield India REIT*** *(*or "the Client") or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and bases on which these opinions have been expressed and is not recommended as an input to any financial decision.
    b. It should be noted that the valuation is based upon the facts and evidence available at the time of conduct of the valuation and applicable on the date of valuation. It is therefore recommended that these valuations be periodically reviewed.
    c. Changes in socio-economic and political conditions could result in a substantially different situation than those presented herein. The Valuer assumes no responsibility for changes in such external conditions.
    d. The Valuer has relied on her own macro understanding of the market through readily available information in public domain. Hence, no direct link is sought to be established between the macro-level understandings on the market with the assumptions estimated for the analysis herein.
    e. The services provided is limited to valuation of the Subject Property primarily comprising Land and Building and any part thereof and does not constitute any audit, survey, due diligence, tax related services or an independent validation of the projections. Accordingly, no opinion has been expressed on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated and should not be used for any other purpose.
    f. While the information included in the Report is accurate and reliable to the best of the knowledge of the Valuer, no representations, or warranties, expressed or implied, as to the completeness of such information is being made. The Valuer shall not undertake any obligation to update or supplement any information contained in the Report save as provided for in the Agreement.
    g. Apart from the sources already mentioned in the report, the Valuer has relied on readily available public information for the purpose of preparing this report.
3. The Report reflects matters as they currently exist. Any changes thereon may materially affect the information contained in the Report.
4. All assumptions made in order to determine the valuation of the Subject Property is based on information or opinions as current. In the course of the analysis, the Valuer has relied on information or opinions, both written and verbal, as obtained from the Clients as well as from third parties provided with, including limited information on the market, financial and operating data, which has been accepted as accurate in bona-fide belief. No responsibility is assumed for technical or specialised information furnished by the third-party organizations, and this is on a bona-fide basis, believed to be reliable.

5. No investigation of the title of the assets has been made and owners' claims to the assets is assumed to be valid unless anything contrary is mentioned in the main report. No consideration is given to liens or encumbrances, which may be against the assets. Therefore, no responsibility is assumed for matters of a legal nature.
6. The Valuer's total aggregate liability to the Client including that of any third-party claims, in contract, tort including negligence or breach of statutory duty, misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the services is limited to an aggregate sum agreed in the LoE. The Valuer shall not be liable for any pure economic loss, loss of profit, loss of business, depletion of goodwill, in each case whether direct or indirect or consequential or any claims for consequential loss compensation whatsoever which, arise out of or in connection with services provided under this engagement.
7. The Client including its agents, affiliates, and employees, must not use, reproduce, or divulge to any third party any information it receives from the Valuer for any purpose.
8. This engagement shall be governed by and construed in accordance with Indian laws and any dispute arising out of or in connection with the engagement, including the interpretation thereof, shall be submitted to the exclusive jurisdiction of courts in New Delhi.

VALUATION REPORT

Worldmark 2 and 3, Aerocity District - DIAL, NCR

Date of Valuation: 30th September 2025

Date of Report: 1st November 2025

Submitted to: Brookfield India Real Estate Trust

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, 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 other purpose other than the purpose as agreed upon in the addendum dated 28th August 2024 to Letter of Engagement ("LOE") dated 23rd December 2022 & addendum to LOE dated 22nd September 2023 without the prior written consent of the Valuer.

The information in this report reflects prevailing conditions and the view of Valuer as of this date, 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 LOE dated 23rd December 2022. 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.

Executive Summary

Worldmark 2 and 3, Aerocity District (DIAL), NCR		
Valuation Date:	30th September 2025	
Site Visit Date:	28th February 2025	
Valuation Methodology:	Discounted Cash Flow using Rental Reversion	
Valuation Purpose:	Disclosure of valuation of asset forming part of portfolio of Brookfield India REIT in accordance with the SEBI (REIT) Regulations, 2014	
Location / Situation:	Worldmark Tower 2 and 3 (herein after referred to as Subject Property) is located in Aerocity District, Delhi International Airport Limited (DIAL) (herein after referred to as "Subject Micro Market"), New Delhi, NCR The Subject Property in in proximity to the Indira Gandhi International 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. 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 Subject Micro Market is also a hospitality hub of NCR. The profile of surrounding development for the Subject Property constitutes prominent hotel developments like JW Marriott Hotel, Holiday Inn, Red Fox Hotel, Lemon Tree Hotel, Roseate House, Holiday Inn, Novotel etc.	 External View of World Mark Tower 2  External View of World Mark Tower 3  Internal view of the Subject Property  Primary access road of the Subject Property
Description:	The Subject Property is a completed office cum retail development comprising of leasehold rights over a land area of approximately 4.5 Acres. The Subject Property is a completed office and retail development. The Subject Property constitutes 2 completed buildings. The details of the same are: • Completed/Operational Buildings (2) : Tower 2 and 3 The completed buildings collectively admeasure 8,46,906 sq. ft. of leasable area. Currently the committed occupancy* in the completed buildings is 90.84%. The bifurcation of office, retail, and atelier area is as follows: Office leasable area: 662,276 sq. ft. Atelier leasable area: 119,888 sq. ft. Retail leasable area: 64,743 sq. ft. Based on lease deed signed with Delhi International Airport Limited, we understand that the Subject Property's land is held on a leasehold basis, with the lease set to expire in the year 2066. The Subject property is	

	commercial cum retail development, with two basements, lower ground, ground and six floors. Worldmark Tower 2 and 3 along with Tower 1 are prime front office assets. The Subject Property is an office cum retail development, with two basements, lower ground, ground and six floors. The ground floor and lower ground floor of the Subject Property is primarily dedicated for Foods & Beverages (F&B); some area is also given to a few retail brands. The Subject Property along with Worldmark 1 are the only prominent commercial developments in the Subject Micro Market which provides office space on lease. **Worldmark 2:** The total leasable area of Worldmark 2 is approximately 4,31,354 sq. ft. of which 98.6% is leased as on the date of valuation. It has premium office property suites at ground and lower ground floor. The prominent tenants in the tower 2 are Safran India, BAE Systems, Sumitomo, International Monetary Fund (IMF), Grand Thornton, Walker Chandiok, Lightspeed India Partners Advisors LLP, Bharti Reality, Julius Baer, Brookprop etc. **Worldmark 3**: The total leasable area of Worldmark 3 is approximately 4,15,552 sq. ft. of which 82.8% is leased as on the date of valuation. The prominent tenants in tower 3 are Accenture Solutions, Mitsui & co., The Trade Office of Embassy of Republic of Korea, ESRI R&D, International Finance Corporation, Verizon Communications, SAS Institute, CDPQ, Bharat Certis Aqriscience, SMBC, Vishgwa Smudra Engineering etc. The Subject Property also provides the car stacker parking lift facility at the basement one and two which allows to park multiple cars. The total parking slots in the Subject Property are 1,666.	
Total Area:	Total Land Area: 4.52 Acres Leasable Area Worldmark 2: 4,31,354 sq. ft. (Office – 338,287 sq. ft., Retail – 35,632 sq. ft., Atelier – 57,435 sq. ft.) Leasable Area Worldmark 3: 4,15,552 sq. ft. (Office – 323,989 sq. ft., Retail – 29,111 sq. ft., Atelier – 62,453 sq. ft.) Total Leasable Area: 8,46,906 sq. ft..	

*Source: Architect's Certificate (Dated: 16th October 2025), *Rent Roll as of 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client information.*

**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area.*

MARKET VALUE OF THE SUBJECT PROPERTY BASED ON

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property, as on 30th September 2025 is as follows:

Component	Market Value as on	In Figures Tower 2	In Words
Completed Building	30th September 2025	INR 13,615 Million	Indian Rupees Thirteen Billion and Six Hundred and Fifteen Million Only
Component	**Market Value as on**	**In Figures Tower 3**	**In Words**
Completed Building	30th September 2025	INR 12,881 Million	Indian Rupees Twelve Billion Eight Hundred and Eighty-One Million Only

Note: - REIT's share in asset: 50%.

- *The value of Brookfield India REIT share in the Worldmark 2 is INR 6,807 Million (i.e. Six Billion and Eight Hundred and Seven Million).*
- *The value of Brookfield India REIT share in the Worldmark 3 is INR 6,441 Million (i.e. Six Billion and Four Hundred and Forty-One Million)*

This summary is strictly confidential to the addressee. It must not be copied, distributed, or considered in isolation from the full report

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From: L. Anuradha, MRICS
IBBI Registered Valuer (L&B)
(IBBI/RV/02/2022/14979)

To:	**Brookfield India Real Estate Trust**
Property:	**Worldmark 2 and 3, Aerocity District, DIAL, NCR**
Report Date:	**1st November 2025**
Valuation Date:	**30th September 2025**

A REPORT

1 Instructions

Brookfield India Real Estate Trust (hereinafter referred to as the "REIT" or the "Client") has appointed Ms. L. Anuradha , registered as a valuer 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 as the "Valuer"), in order to undertake the valuation of office property located in Aerocity District (DIAL) (hereinafter referred to as "Subject Property" and/or "Worldmark 2 and 3") for the assets forming part of the property under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange. The property and interests valued as part of this valuation exercise are detailed in Part C of this report. The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Annexure 9 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

2 Professional Competency of The Valuer

Ms. L Anuradha is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset classes of Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since September 2022. She completed her Bachelor's in Architecture in 2002 and Master's in Planning from School of Planning & Architecture in 2004.

L. Anuradha (IBBI registration No. IBBI/RV/02/2022/14979) as a registered valuer entity under Section 247 of the Companies Act, 2013 and The Companies (Registered Valuer and Valuation) Rules, 2017 has more than 20 years of experience in the domain of urban infrastructure, valuation, and real estate advisory. She was working as an Associate Director for Cushman and Wakefield (hereinafter referred to as "C&WI") from 2013-2022 and was leading the team for Tamil Nadu, Kerala, and Sri Lanka. Prior to joining C&WI, she has been involved in various strategy level initiatives in Institutional development and Infrastructure for donor agencies and various Government and Private clients. Anuradha worked with SIVA group in the M&A practice where she was involved with the financial appraisal and valuation of real estate projects. Prior to this she has worked

with Price Waterhouse Coopers in the Government, Real estate, and Infrastructure Development Practice where she was involved in carrying out financial appraisal and strategies for some of the State Governments in India. Her foundation in real estate valuation was at Jones Lang LaSalle where she worked for 3 years on multiple valuations and entry strategies for Indian NBFCs and funds.

Her last employment was at C&WI. As an Associate Director of the Valuation and Advisory team at C&WI, Ms. Anuradha provided support on identified business/ new opportunities, evaluated proposals for new property investments and/ or dispositions while providing analytical support for Investment recommendations. Anuradha was also key personnel in carrying out the Market study for the Mindspace REIT Micro Markets in India. She has undertaken valuations exercises for multiple private equity/ real estate funds, financial institutions, developers, and corporates across asset classes of commercial, retail, residential and hospitality. Her clientele included HDFC, Xander, DLF, RMZ, Embassy Group, CapitaLand, Tata Capital, Tata Realty, TVS group etc.

3 Independence and Conflicts of Interest

The Valuer confirms that there are no conflicts of interest so far as discharging her duties as a valuer for the Subject Property/ business is concerned and has undertaken the valuation exercise without the presence of any bias, coercion, or undue influence of any party, whether directly connected to the valuation assignment. There has not been any professional association with the Client or the Subject Property in past five years from the date of this report.

The Valuer or any of her employees involved in valuing the assets of the REIT have not invested nor shall invest in securities of any of the Subject Property being valued till the time she is designated as Valuer and not less than six months after ceasing to be a Valuer of the REIT.

4 Purpose of Valuation

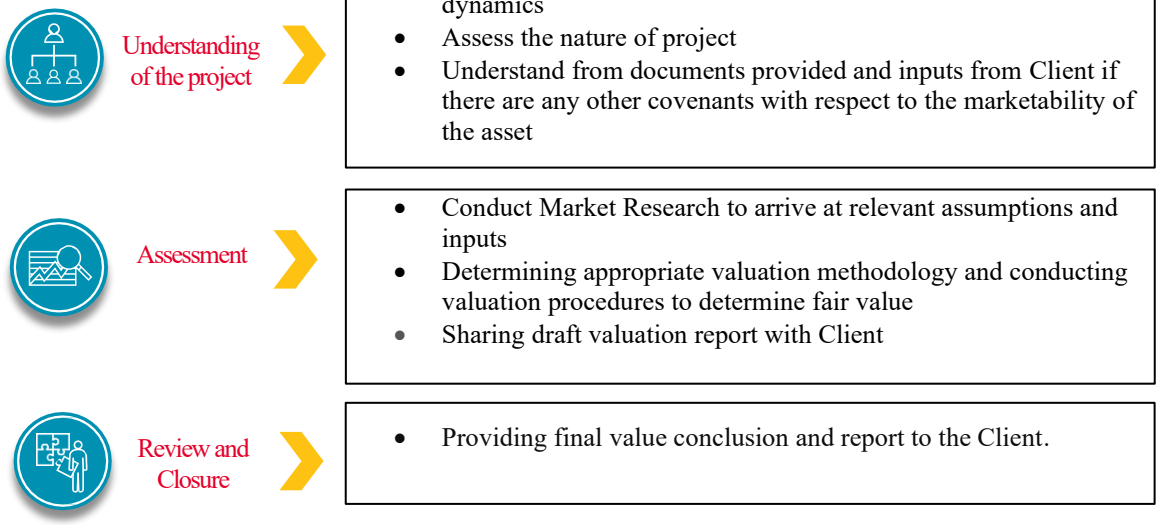
The purpose of this valuation is for the disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 [SEBI (REIT) Regulations], as amended, together with circulars, clarifications, guidelines and notifications thereunder by SEBI and also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

5 Basis of Valuation

Given the purpose of valuation as mentioned above, the valuation exercise has been carried out to estimate the "Market Value" of the Subject Property in accordance with the IVSC International Valuation Standards as effective from 31st January 2025 and as applicable on the date of valuation.

"Market Value" is defined 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 and where the parties had each acted knowledgeably, prudently and without compulsion.'*

6 Valuation Approach & Methodology



The basis of valuation for the Subject Property being Market Value, the same may be derived by any of the following approaches:

Discounted Cash Flow Method using Rental Reversion

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the property to prospective tenants typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In order to arrive at a unit value for these tenancies, we have considered the impact of such sub/above market leases on the valuation of the Subject Property.

For the purpose of valuation of the Subject Property, Income Approach - Discounted Cash Flow Method using Rental Reversion has been adopted.

7 Assumptions, Departures and Reservations

This valuation report has been prepared on the basis of the assumptions within the instructions (Caveats & Limitations) detailed in Annexure 9 of this report. The development mix, built up area, land area and lease details such as lease rent, lease commencement and lease end date, lock - in period, escalation terms, etc. pertaining to the Subject Property is based on the appropriate relevant documents which has been provided by the Client and the same has been adopted for the purpose of this valuation.

8 Inspection

The Property was inspected on 28th February 2025 by the Valuer . No measurement or building survey has been carried out as part of the valuation exercise. The Valuer has relied entirely on the site areas provided by the Client, which has been assumed to be correct. Based on the discussions with the Client it has been assumed that no material change in the condition of the property has taken place.

9 General Comment

A valuation is a prediction of price, not a guarantee. By necessity it requires the valuer to make subjective judgments that, even if logical and appropriate, may differ from those made by a purchaser, or another valuer. Historically it has been considered that valuers may properly conclude within a range of possible values.

The purpose of the valuation does not alter the approach to the valuation.

Property values can change substantially, even over short periods of time, and thus the valuation of the Subject Property herein could differ significantly if the date of valuation was to change.

This report should not be relied upon for any other purpose other than for which this valuation exercise has been undertaken for.

10 Confidentiality

The contents of this Report are intended for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents except as maybe required in connection with disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT under the applicable law.

11 Authority

The Client acknowledges and agrees that the Valuer's services hereunder (including, without limitation, the Deliverables itself and the contents thereof) are being provided solely to the Client in relation for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40) and disclosure in the Documents and in the valuation report, as may be required.

The Valuer consents to the usage of her name as an expert, in relation to the Report, in the Documents. If the Client desires to use the Deliverables or the Valuer's name in any other offering other than the Documents as contemplated under the LOE, then the Client shall obtain the Valuer's prior written approval for such usage. The Client shall indemnify the Valuer for any losses suffered by her due to such usage other than for the as contemplated under the LOE. Additionally, the Client herewith consents to provide or cause to be provided, an indemnification agreement in his favour, reasonably satisfactory to her for any use of the Report other than for the purpose permitted under the LOE. It is however clarified that the indemnity shall not cover any losses resulting from the use of the Report for the purpose stated above including disclosure in the Documents and in the valuation report.

12 Reliant Parties

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

13 Limitation of Liability

The Valuer shall endeavor to provide services to the best of its ability and professional standards and in bonafide good faith. Subject to the terms and conditions in this Agreement, the Valuer's total aggregate liability to the Manager arising in connection with the performance or contemplated performance of the services herein, regardless of cause and/or theory of recovery, shall not exceed the total fees paid to Valuer by Client hereunder.

The Valuer acknowledges that it shall consent to be named as an 'expert' in the Documents and that its liability to any person, in its capacity as an expert and for the Report, shall be without any limitation and in accordance with law. In the event that the Manager, the sponsors, the trustee, the REIT, the intermediaries appointed in connection with disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Report, the Claim Parties will be entitled to require the Valuer to be a necessary party/respondent to such claim and he shall not object to

his inclusion as a necessary party/ respondent. In all such cases, the Manager agrees to reimburse/ refund to the Valuer, the actual cost (which shall include legal fees and external counsel's fee) incurred by him while becoming a necessary party/respondent. If the Valuer does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defense in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against him in this regard.

14 Disclosure and Publication

The Valuer must not disclose the contents of this valuation report to a third party in any way, except as allowed under the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars. As per the terms and regulation 2(1) of the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars, it may be noted that the Valuation report is prepared in accordance with said REIT regulations.

15 Anti-Bribery & Anti-Corruption

Both Parties represents, warrants, and undertakes that:

They are familiar with applicable Anti-Corruption Laws under this Agreement including but not limited to Prevention of Corruption Act 1988 and will ensure that neither it nor any of its officers, directors, shareholders, employees and agents or any other person acting under its implied or express authority will engage in any activity, practice or conduct which would constitute an offence under, or expose or potentially expose either Party to any direct or indirect liability, under Applicable Anti-Corruption Laws;

It is further agreed that breach of any of the above undertakings shall be deemed to be a material breach of the Agreement and in case she is insisted upon or asserted by the Client to violate any of the above said undertakings in any form or manner, on pretext of business relationship or otherwise, the Valuer shall have a discretionary right to terminate this Agreement without any liability or obligation on his part.

Such termination of this Agreement shall not in any way prejudice the rights and obligations (including payment for the services delivered under this Agreement) already accrued to the Valuer, prior to such termination.

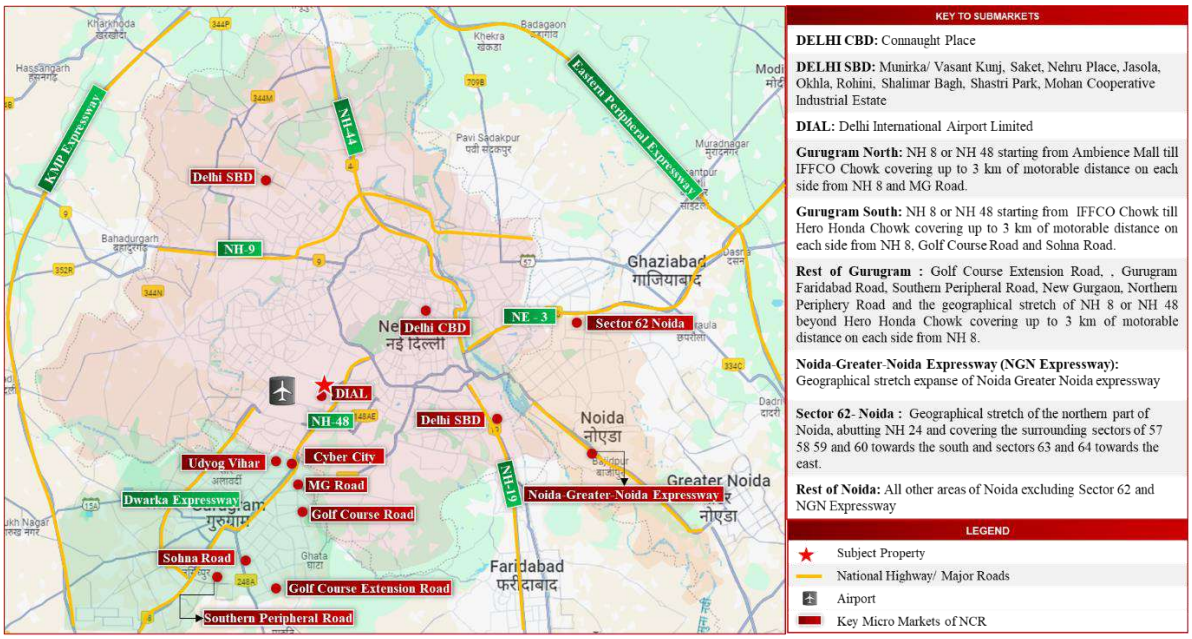
B NATIONAL CAPITAL REGION OVERVIEW

For the purpose of the valuation exercise, reliance has been made on the market report prepared by Cushman and Wakefield India Private Limited (C&WI), who has been appointed by the Client as an independent consultant to carry out Industry and Market Report.

1 National Capital Region Overview

National Capital Region (NCR) is the world's second largest urban agglomeration by population and the largest by area (*Source: www.un.org)*. It is an urban agglomeration, which encompasses the entire National Capital Territory (NCT) of Delhi as well as urban areas surrounding it in neighbouring states of Haryana, Uttar Pradesh, and Rajasthan. In the last two decades, urbanization in Delhi has spread rapidly towards adjoining towns in the neighbouring states of Haryana and Uttar Pradesh. The proliferation of service and industrial activities resulted in significant migration of people from Delhi, mainly towards Gurugram, Noida and Ghaziabad.

The map below highlights the key office micro markets of NCR illustrating the geographical expanse of the office market. The micro markets covered for the analysis are the prime contributors to the office supply in NCR.



Source: Cushman and Wakefield Research
(Map not to scale)

NCR is presented as a consolidated office market comprising four independent micro markets:

1. Delhi (which further comprises micro-markets viz, Delhi CBD & Delhi SBD)
2. Gurugram (which further comprises micro-markets viz, Gurugram North, Gurugram South & Rest of Gurugram)
3. Noida (which further comprises micro-markets viz, Sector 62, Noida–Greater Noida (NGN) Expressway & Rest of Noida)
4. Delhi International Airport Limited (DIAL)

The table below highlight the key statistics of NCR's office micro markets:

Particulars	NCR overall	Delhi	DIAL*	Gurugram	Noida
Total Completed Stock till 9M CY 2025 (msf)	101.50	3.45	2.56	70.76	24.73
Current Occupied Stock till 9M CY 2025 (msf)	84.18	2.88	1.92	58.79	20.59
Current Vacancy 9M CY 2025 (%)	17.1%	16.4%	25.1%	16.9%	16.7%
Avg. Annual Absorption CY 2022 – 9M CY 2025 (msf)	5.55	0.16	0.18	3.87	1.35
Future Supply Q4 CY 2025 E – CY 2027 E (msf)	13.01	-	3.01	4.62	5.39
Market Rent – 9M CY 2025 (INR psf / month)	97	154	232	104	56

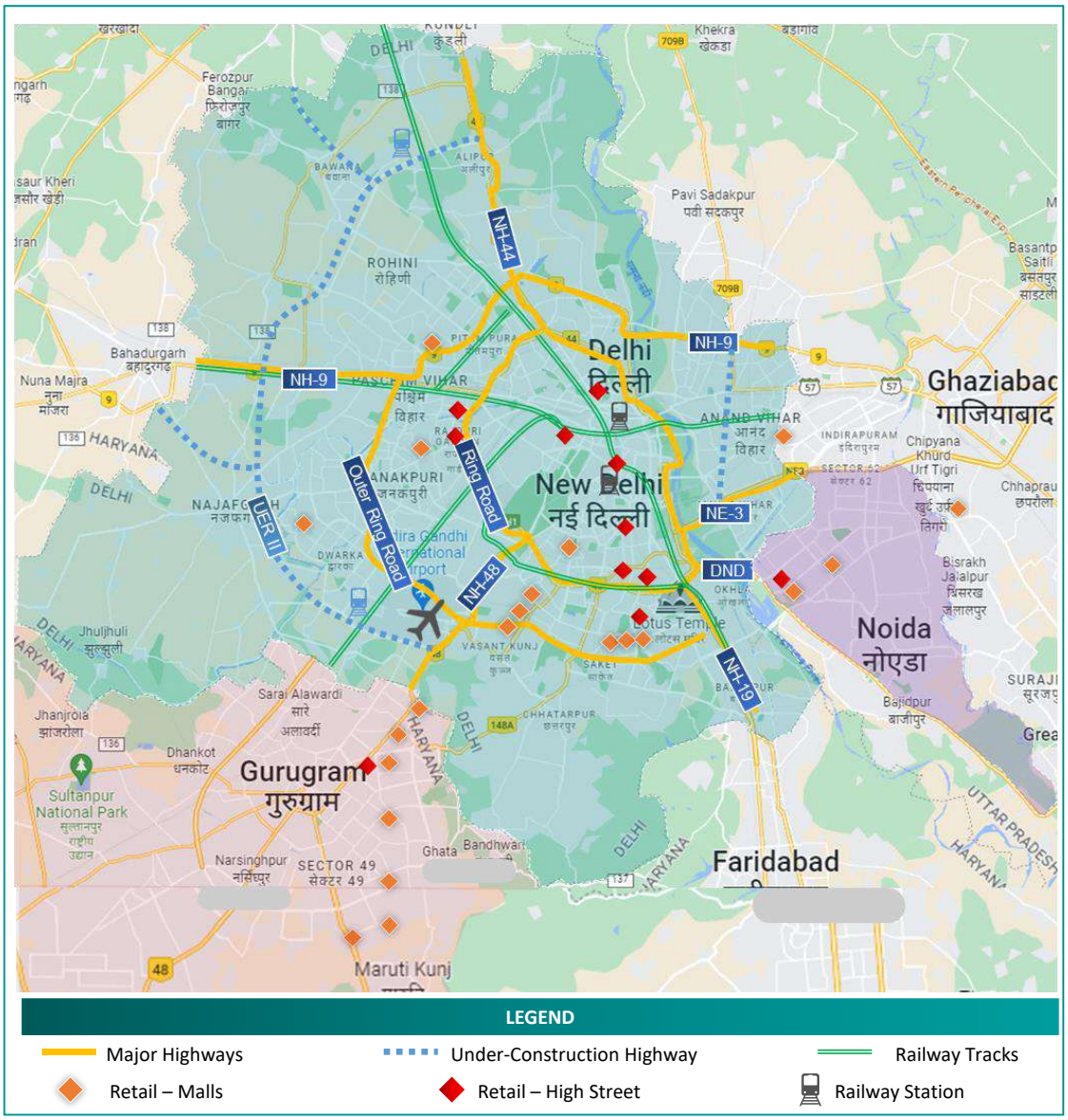
Source: Cushman and Wakefield Research

Notes:

1. *Only Grade A office spaces have been considered for the analysis presented in the above table.*
2. *Ghaziabad, Greater Noida and Faridabad have minimal office supply and have not been captured in the analysis.*
3. ** Brookfield India REIT's city market or Subject Micro Market for Subject Property.*
4. *Stock ("stock" and / or "relevant stock") and Supply ("supply" and / or "relevant supply") numbers are computed by excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria . Additionally, for Noida, non-IT buildings are also excluded from the analysis.*
5. *Vacancy and Net Absorption numbers are computed on the relevant stock.*
6. *The future supply estimates are based on analysis of proposed and under construction buildings.*
7. *The net absorption value refers to the net additional leasing activity which has occurred in the year and excludes precommitments or renewals. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*
8. *The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
9. *Rentals presented above are quoted weighted average values on completed stock.*

Retail

National Capital Region (NCR) has become one of the largest retail markets in India. Delhi NCR offers a variety of retail formats with major chunk of supply concentrated in Delhi, Gurugram and Noida. The successful launch of three-office REITS in the Indian market paved way for first retail REIT, backed by Blackstone in 2023. The Retail landscape of the NCR is presented in the map below:



Source: Cushman and Wakefield Research
(Map not to scale)

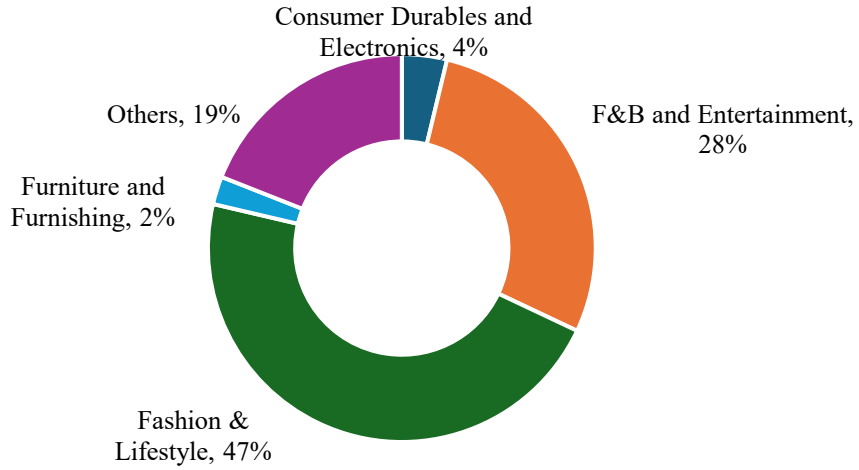
In recent years, a noticeable and transformative shift in consumer preferences and retail trends has been observed, with momentum steadily moving away from traditional mall developments towards F&B and high street developments. Delhi NCR has adeptly embraced and accommodated this evolving trend. This significant change is indicative of a broader transformation in the retail landscape, driven by evolving consumer expectations, lifestyle choices, and a desire for more personalized and community-oriented experiences.

In urban centres around the world, F&B culture has emerged as a dominant force reshaping the retail landscape. Consumers, especially the working population, are increasingly prioritizing such experiences. They seek out dining experiences that also provide social interaction, entertainment, and an escape from their day-to-day life.

In Delhi-NCR specifically, traditional malls and high streets have focused on fashion ware. However, new establishments in Delhi-NCR have increasingly focused on creating specific F&B oriented spaces in order to create a unique and authentic dining experience for the visitors. Case in point, major retail destinations of Delhi-NCR today like DLF Cyber Hub (Gurugram), Worldmark Aerocity (Aerocity District), 32nd Milestone (Gurugram), Advant Navis (Noida) are primarily F&B focused destinations. Even large traditional malls like DLF Avenue (Delhi) and Gardens Galleria (Noida) have experienced expanding F&B areas.

The prominence of F&B can be seen in the sectoral chart of NCR below:

NCR Sectoral Absorption (CY 2017 - 9M CY 2025) ~ 13.1 msf



Source: Cushman and Wakefield Research

Note: The data presented in the above chart is a representative data set of the major lease transactions that have happened since 2017.

As illustrated in the chart above, F&B and entertainment tenants have contributed to 28% of the retail absorption from CY 2017 till 9M CY 2025.

The key drivers of demand for retail space in NCR are as follows:

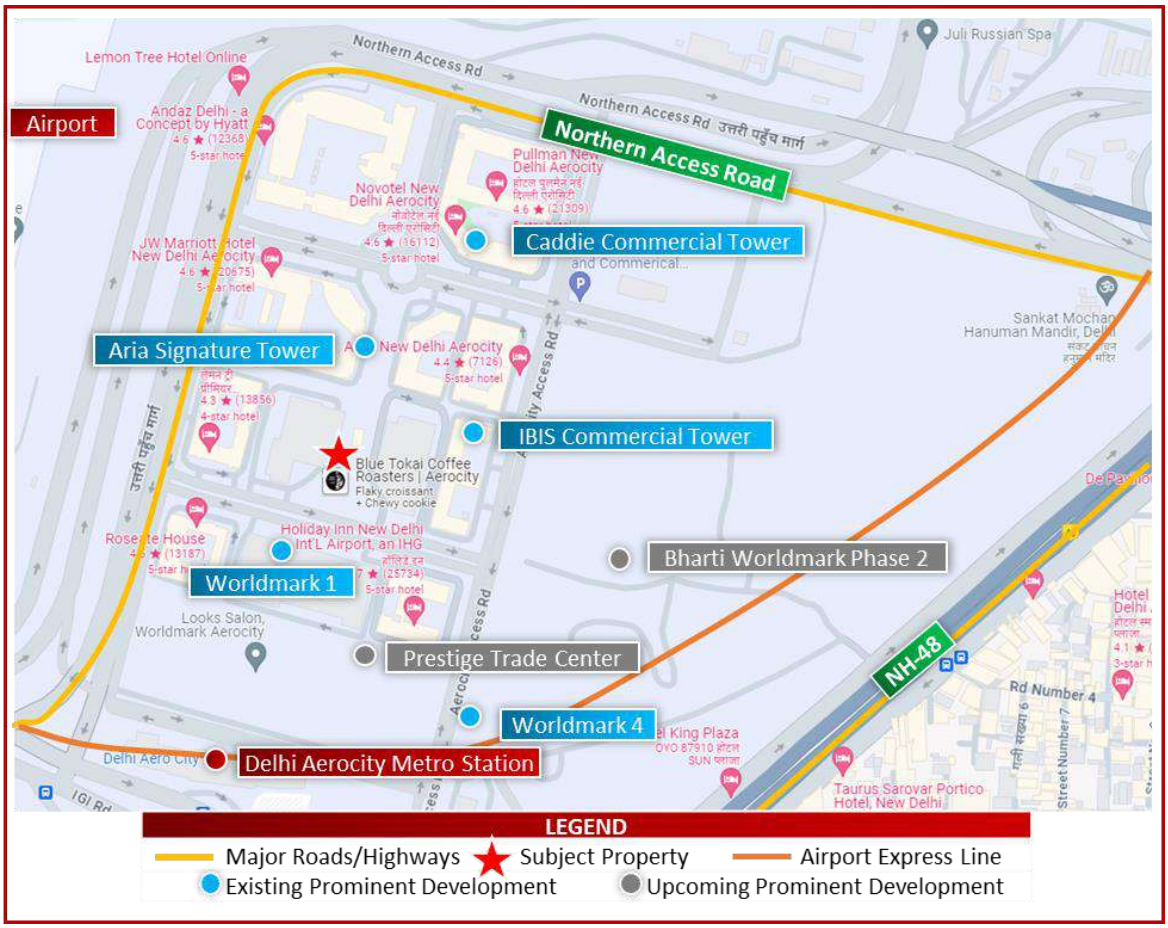
1. **Proximity to prominent residential nodes -** Malls located near residential areas benefit from a direct catchment of potential customers. Proximity to residential nodes makes it convenient for residents to access these retail developments, reducing travel time and effort. This convenience factor significantly enhances footfall and patronage. As residents are aspiring to a higher quality of life and modern amenities, retail developments are becoming integral to fulfilling their lifestyle aspirations.
2. **Lifestyle and Entertainment** – Gen Z and Millennial population today are increasingly on the lookout for destinations for shopping and entertainment. These people today enjoy higher disposable income and spending confidence. Retail developments with large entertainment spaces, multiplexes, salons, etc. attract higher footfall from this segment.
3. **Presence of office development -** Presence of social and lifestyle infrastructure near the office premises is more preferred by the working population. These amenities cater to the needs and preferences of the working population, providing opportunities for socializing, relaxation, and leisure activities. A retail development with F&B structure contributes to a better work-life balance for employees as they can easily unwind, socialize, or engage in recreational activities after work without having to commute far. Further, this provides convenient venues for informal business meetings, networking events, and client lunches.

2 Brookfield India REIT's City Market (Subject Micro Market) - Delhi International Airport Limited

The Subject Property along with Worldmark 1 is a leasehold Grade-A asset located in Aerocity District (DIAL) or Airport District, NCR. It has access to well-planned infrastructure and lies in proximity to International Airport.

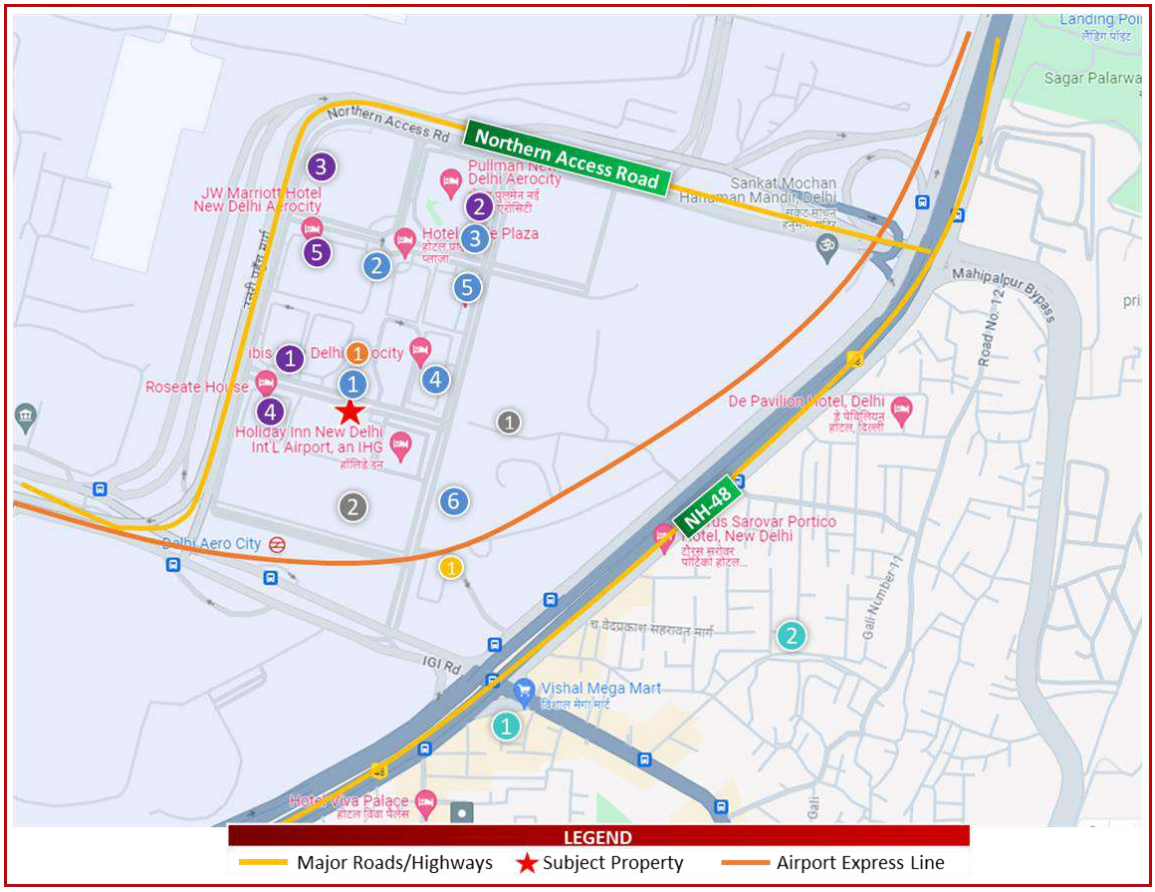
2.1 Overview

DIAL (Delhi International Airport Pvt. Ltd.) often called as Aerocity District, is a designated commercial and hospitality area established by GMR in collaboration with Airport Authority of India (AAI), Fraport AG & Eraman Malaysia. AAI has granted DIAL to develop and modernize Delhi International Airport, which includes development of 45 acres of prime land for hospitality, commercial and retail space. The development at DIAL started with the hospitality cluster in year 2013. The Subject Micro Market then witnessed office and retail supply in year 2015 primarily via Worldmark 1,2 and 3. The below map presents the location overview of the Aerocity District (DIAL):



Source: Cushman and Wakefield Research
(Map not to scale)

2.2 Social Infrastructure



Source: Cushman & Wakefield Research
(Map not to scale)

Key Commercial Developments | *Social Infrastructure* | *Lifestyle Infrastructure* | *Proposed/Under Construction Office Developments* | *Hospitality Developments* | *Higher Educational Institutions*

Key Office Developments	Social Infrastructure	Lifestyle Infrastructure	Proposes/Under Construction Office Developments	Hospitality Developments	Higher Education Institutes
1) Worldmark 1	1) Om Hospital (1.4 km)	1) Subject Property (along with Worldmark 1	1) Worldmark Phase 2 (adjacent to Subject Property)	1) Lemon Tree Premier (220 m)	1) KPS Convent School (1.1 km)
2) Aria Signature Tower (400 m)			2) Prestige Trade Centre (adjacent to Subject Property)	2) Pullman (700 m)	2) Shalimar Public School (1.4 km)
3) Caddie Commercial Tower (600 m)				3) Hyatt Delhi Residencies (550 m)	
4) Ibis Commercial Tower (350 m)				4) Roseate house (200 m)	
5) OSE Commercial Block (650 m)				5) JW Marriot Hotel (400 m)	
6) Worldmark 4					

2.3 Physical Infrastructure



Source: Cushman & Wakefield Research
(Map not to scale)

Aerocity District (DIAL) is well connected to key nodes of NCR through road (NH-48) and Metro rail facility. The nearest metro stations to the Subject Property are Delhi Aerocity Metro Station (part of Airport Express Line) and IGI Airport Metro Station (part of Magenta Line).

Also, the under-construction Delhi Metro Golden line (formerly known as Silver line) will connect Delhi Aerocity Metro Station to Tughlakabad Metro Station and shall result in enhancing the connectivity of Aerocity District (DIAL) to interior parts of Delhi.

Further, the elevated corridor from INA connecting East Delhi, Central Delhi, South Delhi to IGI Airport and Rangpuri Bypass – Tunnel connecting Nelson Mandela Marg to Shiv Murti Interchange are some of the planned infrastructure developments in the Subject Micro Market.

2.4 Real Estate Overview

Hospitality: The development at Aerocity District (DIAL) started with the hospitality cluster in year 2011 with Lemon Tree as the first hotel development in the Subject Micro Market. Over the last few years, DIAL has emerged as a premium destination for hospitality and commercial development in NCR. This can be attributed to its strategic location i.e., proximity to the Indira Gandhi International Airport, and NH-48. With the presence of hospitality developments such as Novotel Hotel, Pride Plaza, Lemon Tree. Premier, Red Fox Hotel, Aloft, Roseate House, Holiday Inn etc, DIAL is known as a hospitality hub of NCR with demand primarily driven by air traffic and Gurugram. Aerocity is also set to host 2 more hotels namely Marriott Marquis and The St. Regis.

In 2015, the Subject Micro Market experienced the introduction of office and retail supply primarily through Worldmark 1, 2, and 3

Retail: The retail landscaping of Aerocity District (DIAL) is limited supporting retail structures which primarily consist of coffee shops and lounges located within the hotels. These establishments cater primarily to travellers waiting for flights or those staying in the hotels. The Subject Property is the only prominent retail development offering a range of dining options, coffee shops and stores. DIAL is expected to observe launch of India's largest retail mall spanning across 2.8 msf by CY 2027.

Office: DIAL has witnessed very limited office supply since inception. The Subject Property along with Worldmark 1 and 4 are the only prominent development which offers large integrated office development for the occupiers. DIAL stands out as a premium office micro market and one of the best performing in terms of growth across all the NCR micro markets.

2.5 Key Statistics – DIAL

The Subject Micro-Market offers 100% Non – IT Grade A office developments. The key office statistics for the Subject Micro Market are as follows:

Particulars	Details
Total Completed Stock (9M CY 2025)	Approximately 2.56 msf
Current Occupied Stock (9M CY 2025)	Approximately 1.92 msf
Current Vacancy (9M CY 2025)	Approximately 25.1%
Avg. Annual Net Absorption (CY 2022 – 9M CY 2025)	Approximately 0.18 msf
Future Supply (Q4 CY 2025 E – CY 2027 E)	Q4 CY2025E: Approximately 0.81 msf CY 2026E: Approximately 1.70 msf CY 2027E: Approximately 0.50 msf

Source: Cushman and Wakefield Research

Notes:

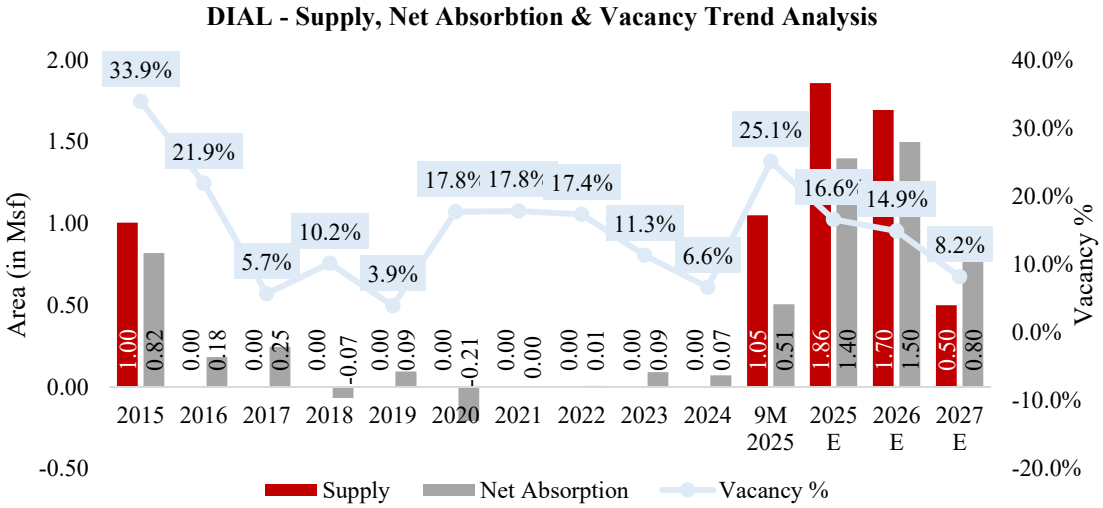
1. *Only Grade A office spaces have been considered for the analysis presented in the above table.*
2. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria.*
3. *The future supply estimates are based on analysis of proposed and under construction buildings.*
4. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

The key drivers of demand for office space in DIAL are as follows:

- **Connectivity and linkages**: DIAL is well connected to other nodes of NCR via robust road and metro network. Hence, efficient management of commuting by public and private mode of communication makes it a conducive location for workforce travelling for work.
- **Proximity to Indira Gandhi International airport**: DIAL is in close proximity to airport and hence attracted large occupier base to the city. Its closeness to airport helped the city to grow at a very fast pace.
- **Presence of modern infrastructure:** Majority of the infrastructure in the Subject Micro Market is newly developed with innovative technology and modern design**.**
- **Access to educated talent pool from Delhi, Haryana, Punjab, Rajasthan, and Uttar Pradesh:** As the Subject Micro Market is accessible through multiple modes of transportation and it offers residential spaces across various price categories, it attracts talent pool from all adjoining locations.

2.6 Supply, Net Absorption & Vacancy

The supply, net absorption & vacancy trend for DIAL is as follows:



Source: Cushman and Wakefield Research

Notes:

1. *Only Grade A office spaces have been considered for the analysis presented in the above chart.*
2. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria.*
3. *Future supply estimates are based on analysis of proposed and under construction buildings, however future absorption estimates are derived basis past trends, current vacancy, and estimated supply.*
4. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

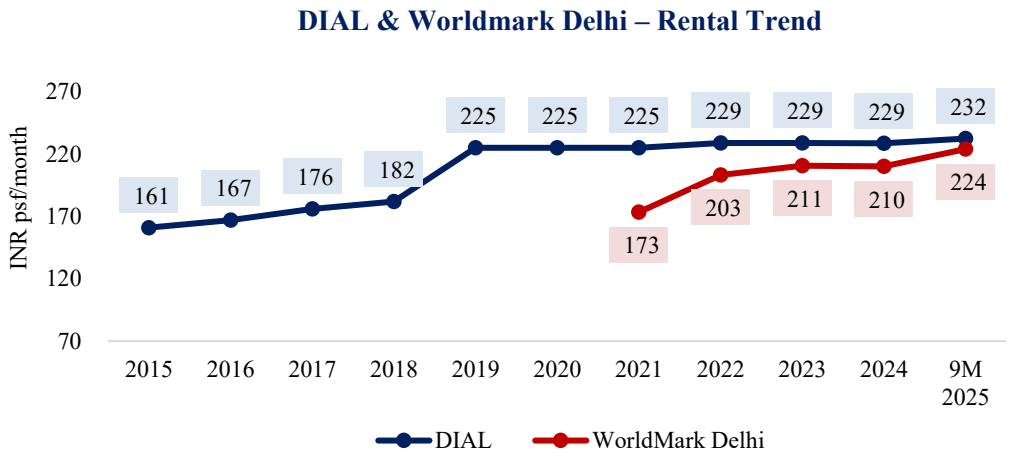
The Subject Micro-Market benefits the occupiers and their employees due to its proximity to IGI Airport and excellent integration of office, hospitality, F&B, and retail development.

The effect of COVID-19 was visible with negative net absorption resulting in increase of vacancy levels to approximately 18% in CY 2020. The market saw a surge in absorption starting CY 2023 pushing the vacancy levels towards south and reaching at approximately 6.6% in CY2024. In 9M CY2025, the completion of Worldmark -4 added fresh supply to the market, leading to momentary rise in vacancy to 25.1%. Notably, this new supply has already attracted healthy pre-commitments, reflecting sustained occupier confidence and the market's long-term growth potential.

The quality of upcoming developments (like Worldmark Phase -2 and Prestige Trade Centre), locational advantage, availability of lifestyle infrastructure will continue to drive the demand for the Subject Micro Market over the coming years.

2.7 Rental Trend Analysis

The rental trend for DIAL along with Subject Property is as follows:



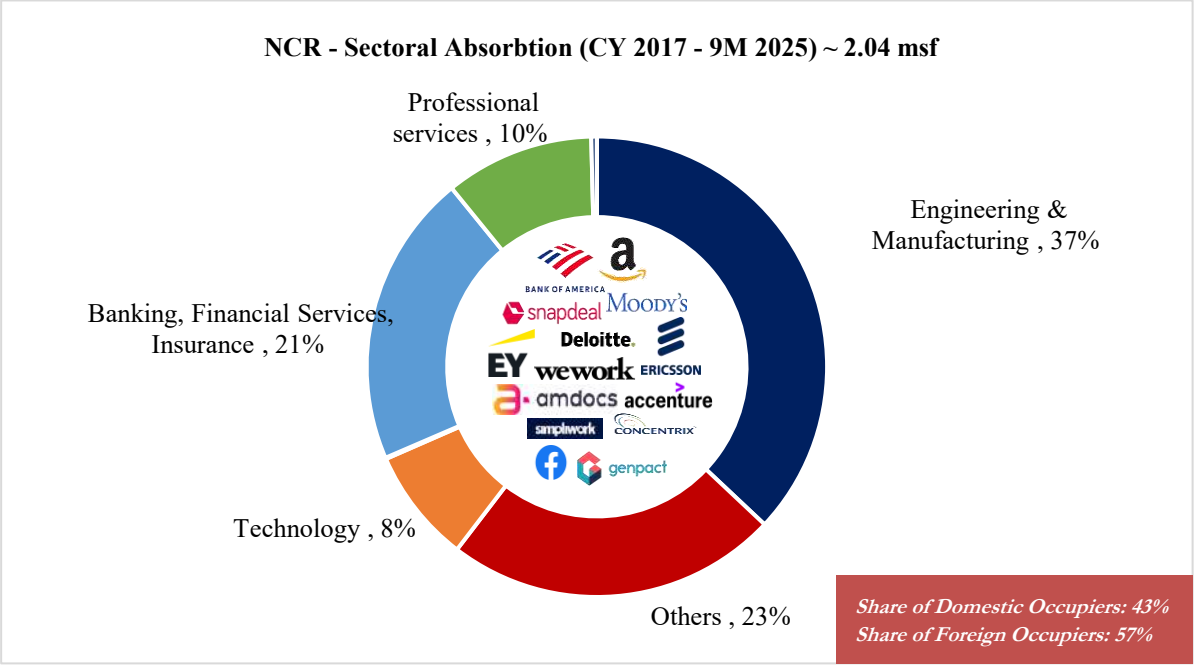
Source: Cushman and Wakefield Research

Notes:

1. *Only Grade A relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area across DIAL.*
2. *The quoted rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
3. *Rentals for Worldmark Delhi (Tower 1, 2 and 3) have been sourced from client. These are actual transacted rentals which include Fresh leases, Term renewals and space extension by existing tenants, which happened at improved efficiency and the same has been adjusted to asset level efficiency.*
4. *Rentals presented above are weighted average values on completed stock*

The office supply has remained highly limited in the Subject Micro Market and on the contrary demand has always remained strong. The Subject Micro Market is the best performing office market in terms of growth across all the NCR micro market. The profile of the Subject Micro Market has added to its address value resulting in above average rental growth rate viz. a CAGR of 4% from CY 2015 till 9M CY 2025 .

2.8 Sectoral Demand Analysis - (CY 2015 – 9M CY 2025)



Source: Cushman and Wakefield Research

Notes:

1. *The lease transactions of less than 10,000 sq. ft. were ignored for Domestic & Foreign occupier bifurcation.*
2. *Others include Automobile, Education, FMCG, Logistics & Shipping, Aviation, Diversified, Real Estate & Related Services, etc.*
3. *The sectoral absorption analysis is based on gross absorption activity of DIAL's relevant stock i.e., including any relocations, consolidations etc. All pre-commitments & sale/ purchase transactions are excluded from this analysis.*

Aerocity District (DIAL) is dominated by Engineering & Manufacturing Services, BFSI and Professional services sector which together contributes approximately 68% of the leasing activity for the years CY 2015 – 9M CY 2025. The tenants are attracted to the Subject Micro Market due to availability of good physical and social infrastructure. The occupiers from any sector typical have their front offices, business teams sitting out of Aerocity. The mix of foreign vs. domestic occupants in DIAL is 57:43.

2.9 Retail Overview – DIAL

The retail landscaping of DIAL (Delhi International Airport Limited) has limited TO supporting retail structures which primarily consist of largely constitutes Food & Beverages including coffee shops, restaurants, clubs, and lounges. Worldmark Towers 1,2 and 3 are the only prominent retail development offering a range of dining options, and retail stores.

The demand drivers of Aerocity District (DIAL) located near the Delhi Airport, are influenced by various factors that attract visitors and tenants:

1. **Footfall:** The major footfall comes from corporate offices, hotels, and business centres present in the Worldmark Towers which is a major commercial development present in the micro-market. Moreover, it caters the dining and leisure demand of travellers arriving or departing from Delhi Airport.
2. **Competitors/Similar Projects:** The formation of Aerocity District (DIAL) is similar to Cyber Hub and One Horizon Centre in Gurugram where office developments are integrated with supporting retail on the ground floor consisting premium retail outlets and fine dining options. The F&B options not only caters the demand generated by office occupants in the development, but other people also witness the catchment from visitors who come for shopping and dining, particularly on weekends for families gathering/leisure activities.
3. **Proximity to residential zones of Delhi and Gurugram:** Retail developments located near residential areas benefit from a direct catchment of potential customers. Proximity to residential nodes makes it convenient for residents to access these retail developments, reducing travel time and effort. This convenience factor significantly enhances footfall and patronage. As residents are aspiring to a higher quality of life and modern amenities, retail developments are becoming integral to fulfilling their lifestyle aspirations.

In recent years, a noticeable and transformative shift in consumer preferences and retail trends has been observed, with momentum steadily moving away from traditional mall developments towards F&B and high street developments. The table below highlights prominent retail developments (in F&B format) which follow similar retail format like Subject Property.

S. No.	Project Name	Location	Completion Year	GLA (in million sq. ft. (msf.))	Vacancy % (9M CY 2025)	Average Current Quoted Rental Range (Ground Floor – Vanilla)	Major Tenants
1	DLF Cyber Hub	Sector 24, Gurugram	2013	0.49 msf	0 – 1%	225 – 250	Decathlon, Uniqlo, Marks & Spencer, Nike, Modern Bazaar
2	Worldmark Aerocity	Aerocity District	2015	0.15 msf	0 – 1%	180 - 190	DragonFly, Hazelnut Cafe, Pret a Manger
4	One Horizon Centre	Sector 43, Gurugram	2018	0.06 msf	0 – 1%	180 – 190	Cozy Box, Delhi Club House, Hahn's Kitchen, Brew Dog

3 Market Outlook

The Subject Property along with Worldmark 1 is a leasehold property spread over a land area of approximately 7.6 Acres located in the Aerocity District or Airport District (DIAL). The Subject Property is prime front office asset and the only prominent developments in the Subject Micro Market which offers large integrated office development for the occupiers.

The Subject Micro Market has performed well amongst all the micro markets of NCR. The demand has outpaced supply of in the Subject Micro Market since 2015 resulting in a steep vacancy decline to approximately 3.9 % as of CY 2019. The effect of COVID-19 was visible with negative average net absorption resulting in increase of vacancy levels to approximately 18% from CY 2020. The market saw a surge in absorption starting CY 2023 pushing the vacancy levels towards south and reaching at approximately 6.6% in CY2024. In 9M CY2025, the completion of Worldmark -4 added fresh supply to the market, leading to momentary rise in vacancy to 25.1%. Notably, this new supply has already attracted healthy pre-commitments, reflecting sustained occupier confidence and the market's long-term growth potential.

The Micro-Market benefits the occupiers and their employees due to its proximity to IGI Airport and excellent integration of office, hospitality, and retail development. Going forward, with substantial premium supply and sustained traction from occupier the vacancy is expected to reach sub 10% by CY 2027E.

According to the market assessment provided, the current weighted quoted average office market rentals of Subject Micro Market is between INR 225 - 235 per sq. ft./m and may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.

According to the market assessment provided, the current weighted quoted average retail market rentals of Subject Micro Market is INR 180 - 185 per sq. ft./m and may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.

Work from home period has also significantly reduced and many organisations have started calling their workforce back to office (specially the front offices). Considering the well-maintained infrastructure, proximity to IGI Airport, improved connectivity (through planned elevated corridors and underpasses and expansion of metro network), the annual growth rate of 5% in market rents over medium to long term appears achievable for the Subject Property.

C SUBJECT PROPERTY REPORT

1. Address, Ownership and Title details of the Subject Property

Address:	Worldmark, Tower 2 & 3, Aerocity District, DIAL
Ownership & title details:	Land Tenure: Leasehold *(Leasehold Till 2066)* The development rights of the Subject Property are with Oak Infrastructure Developers Private Limited (formerly known as Oak Infrastructure Developers Limited) (refer clause 1.4 and for ownership structure refer Annexure 2).

Source: Client Information

1.1 Encumbrances

Unless disclosed and recorded in the Subject Property Report – Part C, the Subject Property is considered to possesses a good and marketable title and is free from any unusually onerous encumbrances with no option or pre-emption rights in relation to the assets except for those created in favour of the lenders, based on the information given in the Title Reports prepared by Khaitan & Co (Hereinafter referred to as 'Legal Counsels'). We have not checked and verified the title of the Subject Property.

1.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Oak Infrastructure Developers Private Limited (formerly known as Oak Infrastructure Developers Limited) - Property Tax Paid up to FY 25-26

1.3 Material Litigation

Based on discussions with the Client and Title Reports shared, there are no material litigations relating to the Subject Property or any compounding charges.

1.4 Interest owned by Brookfield India REIT in nature of:

Equity
Equity: 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.
Equity Linked Instrument (including CCDs): Nil

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

2. Location

2.1 General

The Subject Property along with Worldmark 1 is a leasehold property spread over a land area of approximately 7.6 Acres located in the Airport District, Delhi International Airport Limited (herein after referred to as "Subject Micro Market" or "DIAL" or "Aerocity District" or "Airport District"), New Delhi, NCR. The Subject Micro Market is one of the established office and retail micro-markets of Delhi NCR.

The Subject Property 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.

Subject Property is in close proximity to existing metro viz. Delhi Aero City Metro Station, which further enhances its accessibility from different parts of NCR. Also, the upcoming silver line which is currently under construction will be connecting Delhi Aero City Metro Station to Tughlakabad Metro Station. This new line will further enhance the connectivity of Aerocity District (DIAL) to interior parts of Delhi.

The Subject Micro Market is also a prominent hospitality hub of NCR. Some of the prominent hotel in the vicinity of the Subject Property includes JW Marriott Hotel, Holiday Inn, Red Fox Hotel, Lemon Tree Hotel, Roseate House, Holiday Inn, Novotel.

The location map of the Subject Property is as follows:



Source: Cushman and Wakefield Research
(Map not to scale)

Note: The demarcation above reflects the location and position of the Subject Property and is for representation purpose only.

Site Boundaries:

The site boundaries for the Subject Property are as under:

- North: Premium Hotel
- East: Premium Hotel
- South: Internal Road
- West: Premium Hotel

2.2 Accessibility

The Subject Property is well connected to major locations in the city as well as in the NCR via multiple modes of communication. The distances from major landmarks of NCR are as follows:

- Approximately 0.2 km from Aerocity Road
- Approximately 0.8 km from Delhi Aero City Metro Station
- Approximately 01 - 02 km from NH - 8
- Approximately 04 – 05 km from Indira Gandhi International Airport (Terminal 3)
- Approximately 09 - 10 km from DLF Cyber City
- Approximately 15 - 16 km from Connaught Place

2.3 Ground Conditions

Based on visual inspection, there was no evidence of adverse ground conditions at the Subject Property or immediate vicinity.

2.4 Environmental Conditions

We have not carried out any investigations or tests, nor have we been supplied with any information from the Client or any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject property or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster, the location of the Subject Property with respect to risks pertaining to earthquakes and flooding was studied basis the data that has been published on various government websites. Source for the same has been annexed in annexure 9. Delhi, where the Subject Property/(ies) are located, falls in Seismic Zone IV with a high damage risk. The Subject Property is located in Delhi which is situated on the banks of river Yamuna. The terrain is generally flat, with the Delhi Ridge and Yamuna River adding some natural variation. According to the Flood Affected Area Atlas of India 2023, Delhi has not been affected by floods[NS2] . The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it to any induced disaster.

2.5 Town Planning and Statutory Considerations

We have not made formal search but have generally relied on verbal enquiries and any informal information received from various sources. Our Report is on current use/ current state basis of the Subject Property, and we have not considered any government proposals for road widening or Compulsory Purchase/ Acquisition, or any other statute in force that might affect the Subject Property.

3. Subject Property - Asset Description

The Subject Property consists of two towers i.e., Tower 2 and 3 which are as follows.

- 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. 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

Completed buildings with Occupancy Certificate (OC) received.

The tower wise break up for the Subject Property is mentioned in the table below:

Particulars	Leasable Area (sq. ft.)	Floor (#)	Status	Expected Completion Date
Tower 2	431,354	6	Completed	NA
Tower 3	415,552	6	Completed	NA
Total	**847,704**			

Source: Architect's Certificate (Dated: 16th October 2025), Rent Roll as of 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information

3.1 Key Asset Information

Worldmark Tower 2

Particulars	Details
Entity:	Oak Infrastructure Developers Private Limited (formerly known as Oak Infrastructure Developers Limited)
Asset Type:	Commercial
Sub-Market:	DIAL (Aerocity District)
Approved and Existing Usage:	Commercial
Land Area (acres):	~2.3
Freehold/Leasehold:	Leasehold Land
Leasable Area: (including office, retail & atelier)	Office – 338,287 sq. ft. Retail – 35,632 sq. ft. Atelier – 57,435 sq. ft. Total – 431,354 sq. ft.
Occupied Area: (including office, retail & atelier)	4,25,334 sq. ft.
Occupancy %:	~98.6%
Current Effective Rent (excluding parking):	INR 219 per sq. ft. per month (Office Tenants only)
Current Effective Rent (excluding parking):	INR 241 per sq. ft per month (Office, Retail and Atelier only)
Number of Tenants:	36* (Office) 9 (Retail) 18 (Atelier)

Source: Architect's Certificate (Dated: 16th October 2025), Rent Roll as of 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client information.

Note: Refer company structure set out in (Annexure 2).

**Bharti Group includes Bharti Land Limited and Alborz Developers Limited*

Worldmark Tower 3

Particulars	Details
Entity:	Oak Infrastructure Developers Private Limited (formerly known as Oak Infrastructure Developers Limited)
Asset Type:	Commercial
Sub-Market:	DIAL (Aerocity District)
Approved and Existing Usage:	Commercial
Land Area (acres):	~2.22
Freehold/Leasehold:	Leasehold Land
Leasable Area: (including office, retail & atelier)	Office - 323,989 sq. ft. Retail – 29,111 sq. ft. Atelier – 62,453 sq. ft. Total – 415,552 sq. ft.
Occupied Area: (including office, retail & atelier)	3,43,968 sq. ft.
Occupancy %:	~82.8%
Current Effective Rent (excluding parking):	INR 215 per sq. ft per month (office Tenants only)
Current Effective Rent (excluding parking):	INR 215 per sq. ft per month (Office, Retail and Atelier only)
Number of Tenants:	19 (Office) 6 (Retail)

Source: Architect's Certificate (Dated 16th October 2025), Rent Roll as of 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client information.

Note: Refer company structure set out in (Annexure 2).

3.2 Subject Property Inspection

Worldmark Tower 2

Date of Inspection:	The Subject Property comprising of Tower 2 which was physically inspected on 28th February 2025.
Inspection Details:	The inspection comprised of visual inspection of: a. Operational building b. Visits to their key utility areas such as LT electric room, DG Room, Pump room, HVAC installations, power back up, STP, etc, and

Key Observations:

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

- **Completed/ Operational Building:**

  The operational building Worldmark (Tower 2) with OC received admeasure 4,31,354 sq. ft. of leasable area.

  The operational building comprises:

  a. Office: Worldmark (Tower 2) having leasable area of 338,287 sq. ft. The office tower is occupied by multiple tenants. Major tenants in these towers are Brookprop Management, MUFG Bank, International Monetary Fund and Safran India Private Ltd.

  b. Retail: Ground floor and lower ground floor are dedicated for retail having total leasable area of 35,632 sq. ft. It constitutes retail area catering all basic requirements of occupiers viz. F&B and shopping and convenience store. Major tenants in retail area are Hazelnut Café, One 8, Kylin etc.

  c. Atelier: Subject Property constitutes 57,435 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.

Awards & Certifications

- Subject property has been awarded LEED Platinum Rating for sustainability, BEE 5-star rating, Environmental, Best Kaizen for Safety Improvement in CII National Kaizen Circle Competition – Platinum Award, and Best Digitization Kaizen in CII National Kaizen Circle Competition – Gold Award.

Parking

- The Subject Property also provides the car stacker parking lift facility at the basement one and two which allows to park multiple cars in a very limited space.
- The large parking requirement is catered by multilevel basements parking slots contributing to 877 parking spaces.

Other Observations

- The Subject Property has one entry and one exit points which are managed according to the traffic circulation plan.
- The visual inspection of the building area did not reveal any cause of concern with no visible signs of any disrepair or ill maintenance.
- No instances of any major logging or water accumulation were observed during the inspection.
- The utility areas also appeared well maintained, visually.

*Source: Architect's Certificate (Dated 16th October 2025), *Rent Roll as of 30th September 2025.*

Note:

a. *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 are based completely on visual survey.*

Worldmark Tower 3

Date of Inspection:	The Subject Property comprising of Tower 3 which was physically inspected on 28th February 2025.
Inspection Details:	The inspection comprised of visual inspection of: a. Operational building b. Visits to their key utility areas such as LT electric room, DG Room, Pump room, HVAC installations, power back up, STP, etc, and

Key Observations:

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

- **Completed/ Operational Building:**

  The operational building Worldmark (Tower 3) with OC received admeasure 4,15,552 sq. ft. of leasable area.

  The operational building comprises:

  a. Office: Worldmark (Tower 3) having leasable area of 3,23,989 sq. ft. The office tower is occupied by multiple tenants. Major tenants in these towers are Mitsui, International Finance Corporation, Accenture, ESRI R&D, and Chanel (India) Pvt. Ltd.

  b. Retail: Ground floor and lower ground floor are dedicated for retail having 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. Major tenants in retail area are Mesa, Nua café, Cafe Delhi Heights etc.

  c. Atelier: Subject Property constitutes of 62,453 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.

Awards & Certifications

- Subject property has been awarded LEED Platinum Rating for sustainability, BEE 5-star rating, Environmental, Best Kaizen for Safety Improvement in CII National Kaizen Circle Competit–on - Platinum Award, and Best Digitization Kaizen in CII National Kaizen Circle Competit–on - Gold Award.

Parking

- The Subject Property also provides the car stacker parking lift facility at the basement one and two which allows to park multiple cars in a very limited space.
- The large parking requirement is catered by multilevel basements parking slots contributing to 789 parking spaces.

Other Observations

- The Subject Property has one entry and one exit points which are managed according to the traffic circulation plan.
- The visual inspection of the building area did not reveal any cause of concern with no visible signs of any disrepair or ill maintenance.
- No instances of any major logging or water accumulation were observed during the inspection.
- The utility areas also appeared well maintained, visually.

*Source: Architect's Certificate (Dated 16th October 2025), *Rent Roll as of 30th September 2025.*

Note:

b. 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 are based completely on visual survey.

3.2.1 Investigation and nature and source of information

The Valuer undertook physical visits of the Subject Property wherein the building and related assets were visually inspected to assess the condition of the building and the apparent state of its maintenance/ upkeep.

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 who were appointed by the Client to undertake market research and portfolio analysis of the Property forming part of the REIT.

The Valuer relied on the following information and documents shared by the Client with respect to the Subject Property:

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.

Architect's Certificates (Dated: 16th October 2025) mentioning site areas and Subject Property areas.

Relevant approval documents from competent authorities regarding occupancy, operations, and fire safety with respect to specific buildings in the Subject Property.

Lease agreements and commercial clauses thereof for major tenants on a sample basis.

Masterplan/ Development plan applicable in the jurisdiction of the Subject Property.

Management representation regarding the following:

Major repairs undertaken and proposed in the Subject Property (*please refer Annexure 8*)

Statement of Assets

Revenue pendency, if any

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

3.2.2 Tenant Profile

TOWER 2

As of 30th September 2025, the Subject Property's top 10 tenants occupying space in the Subject Property, account for ~43% of leased area and ~39% of the gross rental income (including office, retail, and atelier tenants).

Rank	Top 10 Tenants according to Leased Area	Leased Area (sq. ft.)
1	MUFG Bank Limited	27,821
2	International Monetary Fund (IMF)	26,563
3	Bharti Realty*	18,966
4	Safran India Pvt. Ltd.	18,903
5	Brookprop Management	17,651
6	Qualcomm	17,282
7	SAEL	15,200
8	Julius Baer	13,587
9	Lightspeed India Partners Advisors LLP	13,473
10	BAE Systems	13,074
	Total	**1,82,520**

Source: Rent Roll as of 30th September 2025 and Client Information

Rank	Top 10 Tenants according to Gross Rentals	Share of Gross Rentals
1	MUFG Bank Limited	6%
2	International Monetary Fund (IMF)	6%
3	Safran	4%
4	Brookprop Management Services	4%
5	Bharti realty	4%
6	Qualcomm	3%
7	SAEL Industries Limited	3%
8	BAE Systems	3%
9	Lightspeed India Partners Advisiors LLP	3%
10	Palo Alto	3%
	Total	**39%**

Source: Rent Roll as of 30th September 2025 and Client Information

** Bharti Realty (Group Companies) includes (M/s Alborz Developers Limited and Bharti Land limited).*

TOWER 3

As of 30th September 2025, the Subject Property's top 10 tenants occupying space in the Subject Property, account for ~75% of leased area and ~75% of the gross rental income (including office, retail, and atelier tenants).

Rank	Top 10 Tenants according to Leased Area	Leased Area (sq. ft.)
1	Mitsui & Co.	62,018
2	International Finance Corporation	46,013
3	ESRI R&D	40,860
4	SMBC	34,319
5	Accenture	17,015
6	Bharat Certis Agriscience	12,308
7	GEAPP Serviceco (INDIA) Private Limited	12,236
8	CDPQ	12,074
9	Chanel	11,818
10	SAS Institute	10,277
	Total	**258,939**

Source: Rent Roll as of 30th September 2025 and Client Information

Rank	Top 10 Tenants according to Gross Rentals	Share of Gross Rentals
1	Mitsui & Co.	19%
2	ESRI R&D	12%
3	International Finance Corporation	11%
4	SMBC	10%
5	Accenture	5%
6	Bharat Certis Agriscience	4%
7	GAEPP Serviceco	4%
8	CDPQ	4%
9	Chanel	3%
10	SAS Institute	3%
	Total	**75%**

Source: Rent Roll as of 30th September 2025 and Client Information

3.2.3 Lease Expiry Profile

TOWER 2

The Weighted Average Lease Expiry (WALE) of the Subject Property is 4.7 years, with ~42% of occupied area expiring between 2025 and 2028 as shown in the chart below (including office, retail, and atelier tenants).



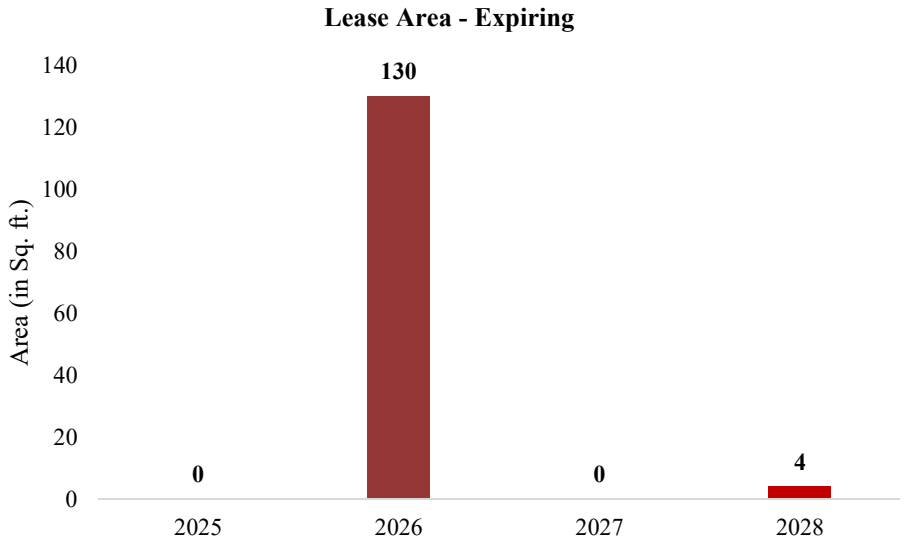
Source: Rent Roll as of 30th September 2025 and Client Information

Notes:

1. *The chart is prepared on the basis of Calendar Year.*
2. *Here 2025 represents 1st October 2025 to 31st December 2025.*

TOWER 3

The Weighted Average Lease Expiry (WALE) of the Subject Property is 4.4 years, with ~39% of occupied area expiring between 2025 and 2028 as shown in the chart below (including office, retail, and atelier tenants).



Source: Rent Roll as of 30th September 2025 and Client Information

Notes:

1. *The chart is prepared on the basis of Calendar Year.*
2. *Here 2025 represents 1st October 2025 to 31st December 2025.*

3.3 Valuation Approach & Methodology

3.3.1 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 lease deeds were reviewed to identify tenancy characteristics for the asset.

Property Documents and architect certificates as mentioned in earlier sections of the report were reviewed for validation of area details, ownership interests of the Subject Property.

Physical site inspections were undertaken to assess the current status of the Subject Property.

3.3.2 Micro-Market Review:

For the purpose of the valuation exercise, reliance has been placed on the market report prepared by Cushman and Wakefield (C&WI), who 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 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 completed 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 releasing).

3.3.3 Cash Flow Projections:

1. The Subject Property is a completed building. The cash flows have been projected as mentioned below to arrive at the value estimate.
2. 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. As the Subject Property is leasehold in nature, these cash flows have been projected for a duration until the land lease for the Subject Property expires. 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 the Subject Property land lease expiry time horizon:

   Step 1: Projecting the rental income as per the existing lease terms for a cashflow period up till Subject Property land lease expiry.

   Step 2: Generating a market led rental income stream for identified tenancies for the time period similar to the cash flows drawn in the aforementioned step.

   Step 3: Based on the contractual turnover rent percentage of respective tenants and average tenant sales psf per month, Turnover rent is estimated for each tenant and is compared with the minimum guaranteed rentals in line with the tenant contracts. The higher of the two is adopted for the purpose of estimating cash flows.

   Step 4: Computing the monthly rental income projected as part of Step 1 & 2 and translating the same to a quarterly income.
3. Recurring operational expenses, and vacancy provision 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.
4. The quarterly net cash flows over the land lease expiry period of the Subject Property have been discounted at a suitable discount rate to arrive at the net present value of the cash flows accruing to the Subject Property through this approach.

3.3.4 Information Sources:

Subject Property related information relied upon for the valuation exercise has been provided to the Valuer by the Client and the market data has been provided by C&WI, unless otherwise mentioned. 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 only to ensure its correctness.

3.4 Assumptions considered in Valuation (DCF Method)

The following assumptions have been made to arrive at the market value of the Subject Property as on 30th September 2025:

Cashflow Period	Unit	Details
Valuation Date	Date	30-September-25
Cashflow Period	Years	41
Cashflow Exit Period	End Date	02-May-66

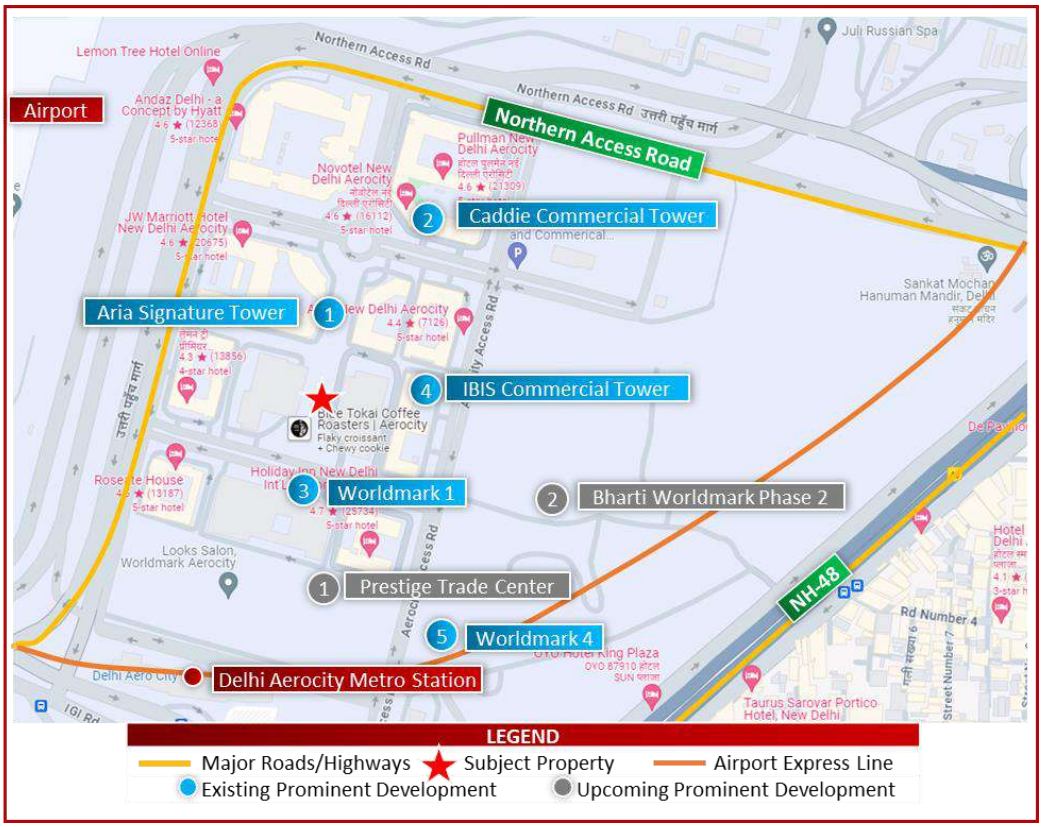
Subject Property Details: Completed Property

Subject Property Details	Unit	Tower 2	Tower 3
Total Leasable Area	sq. ft.	431,354	415,552
Area Leased	sq. ft.	425,334	343,968
Committed Occupancy*	%	98.6%	82.8%
Vacant Area	sq. ft.	6,020	71,585
Vacancy	%	1.4%	17.2%
Stabilized Vacancy	%	2.5%	2.5%
Further Leasing	sq. ft.	-	61,196
Existing Lease Rollovers	%	98.9%	100%
Rent Free Period – Existing Leases	Months	1	1
Rent Free Period – New Leases	Months	4	4
Total Parking Slots	#	877	789
Estimated Leasing Period	# of quarters	-	8

*Source: Architect's Certificate (Dated 16th October 2025), *Rent Roll as of 30ht September 2025.*
Note: Further Leasing and Estimated Leasing Period relate to the existing Vacant Area.
**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area.*

- **Rent-free period:** In accordance with market benchmarks for Grade A properties, rent-free period of one month has been considered for existing lease rollovers and four months for new leases.
- **Future absorption:**
  - Over CY 2022 – 9M CY 2025, the Subject Micro Market has witnessed an average annual net absorption of approximately 0.18 msf.
  - The Subject Micro Market is expected to see the addition of Grade A supply in the coming years, which has already witnessed pre-commitments. Consequently, average annual demand is projected to reach approximately 1.42 msf through CY 2027E.
  - For Tower 3 considering the above, it would be reasonable to believe that the Subject Property shall be able to lease up ~0.06 msf of Atelier and Office area within 2 years starting from January 2026 after incorporating a 3% stabilised vacancy which is a standard for Grade A office properties in the market.

Subject Property and Relevant Existing/Upcoming Supply in the Aerocity District (DIAL) Micro Market



Source: Cushman and Wakefield Research
Note: Blue boxes signify existing supply and grey box signifies upcoming supply.

Revenue Assumptions

Revenue Assumptions	Unit	Tower 2	Tower 3
Achievable Market Rent – Office	Per sq. ft. per month	INR 221	INR 221
Achievable Market Rent – Office (including Parking)	Per sq. ft. per month	INR 225	INR 225
Achievable Market Rent – Retail (including Parking)	Per sq. ft. per month	INR 180	INR 180
Achievable Market Rent – Atelier (including Parking)	Per sq. ft. per month	INR 390	INR 390
Rental Growth Rate (for FY'27 onwards)	% p.a.	5.0%	5.0%
O&M Markup Growth Rate –FY 27 onwards (excluding sinking fund)	% p.a.	5.0%	5.0%
Normal Market Lease Tenure	# of years	9	9
Normal Market Escalation at end	# of years	3	3
Market Escalation at the end of Escalation period	%	15%	15%
O&M Income for future leases	Per sq. ft. per month	INR 35.67	INR 34.76

- **Market rent - office:**
  - Achievable market rent for Tower 2 & 3 includes parking charges of INR 4 per sq. ft. per month (considering the parking rent of INR 5,000 per slot per month)
  - In year FY' 2026 (from April 2025 to September 2025), approximately 0.51 msf was leased in the rental range of INR 215 – 232 per sq. ft. per month (including parking).

Lease Transactions for FY' 2026:

Tenants	Year	Area (sq. ft)	Rent (INR per sq. ft./ month) Including Parking
Energy	2026	3,973	229
Financial Services	2026	1,866	232
Energy	2026	15,200	225
Industrials	2026	6,048	224
Others	2026	6,900	215

Source: Rent roll as of 30th September 2025 and Client Information

The leases have taken place at lower efficiency therefore rental has been adjusted to asset level efficiency which is 80%.

  - Considering the location, accessibility, quality, and size of the building, we expect the Subject Property's monthly rental would be INR 225 per sq. ft. per month (inclusive of parking charges) and the same is considered for our calculations.
  - Rental assumption for 31st March 2025 valuation was INR 220 per sq. ft. which has been revised to INR 225 per sq. ft. basis the recent transactions that has taken place in the Subject Property and Micro Market as per details provided above.

- **Market rent growth rate:** Considering the current vacancy and future supply profile in the Subject Micro Market, we expect annual growth in achievable market rentals to be in the range of 5% in the medium to long term. Hence, we have considered a growth rate of 5.0% from FY'27 and onwards.
- **Other income:** We have been provided with other income for Visitor Car Park, Signage, ATM, Telecom Tower, Kiosk, Event, Vending Machine, and other charges. We have considered an annual growth of 5% on other income.

- **Property tax Recovery :** Property tax recovery from the tenants is taken as per the contract and the same are escalated at an annual growth rate of 5%. Further, it has been assumed that property tax will continue to be recoverable during the rollover period as well
- **O&M Income:** O&M Income were shared by the Client. O&M income constitutes, O&M Expense and Mark-up of 20% on O&M expense and sinking fund. Since O&M revenues include sinking fund which is being charged at a constant rate without any growth assumed on it, the growth rate for O&M Income has been suitably adjusted to normalise it over the future tenure. O&M Income has been provided for FY'26 and the same has been projected to increase at 5% per annum from FY'27 onwards excluding sinking fund.
- **Projected NOI Growth:**

  Considering the above-discussed assumptions on rental growth, market trends, supply-demand conditions, and macroeconomic factors, the projected Net Operating Income (NOI) growth for the assets has been arrived at as detailed below:

Worldmark 2

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn)	1,055	1,099	1,100	1,136	1,179	1,222	1,305	1,347	1,407	1,497	1,583
Growth		4%	0%	3%	4%	4%	7%	3%	4%	6%	6%

Worldmark 3

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	830	960	1,140	1,170	1,246	1,238	1,248	1,337	1,383	1,453	1,594
Growth		16%	19%	3%	6%	-1%	1%	7%	3%	5%	10%

Operating Cost Assumptions

Cost Assumptions	Unit	Tower 2	Tower 3
Brokerage cost (Renewal/ Release)	Month Rent	1 Month Rent	1 Month Rent
Brokerage cost (New Lease)	Month Rent	2 Month Rent	2 Month Rent
Other Costs for vacant area for the property owner	Per sq. ft./month	INR 13.92	INR 13.27
O&M Expense	Per sq. ft./month	INR 27.85	INR 26.54
Property Tax	Per sq. ft./month	INR 2.91	INR 2.64
Ground rent/ License Fee	Annual/ Million	INR 100.34	INR 100.34
Atelier Expense	Per sq. ft./month	INR 94.50	INR 99.23
Cost Escalation	% p.a.	5.0%	5.0%

- **Brokerage:** In accordance with the market benchmarks for Grade A property, we have assumed brokerage expense amounting to two months for new leases and one month for existing lease rollovers.
- **Property Tax:** Property tax has been provided for the year FY'26 and the same has been projected to increase at 5% per annum from FY'27 onwards.

- **Atelier Expense:** Atelier Expense has been provided for the year FY'26 and the same has been projected to increase at 5% per annum from FY'27 onwards.
- **Ground/ License Fee**: Ground Rent/ License Fee has been provided for FY'26 and the same has been projected to increase at 5.5% per annum from FY'27 onwards.
- **O&M Expense:** O&M Cost has been calculated basis markup of 20% on CAM income after deducting sinking fund and the same has been projected to increase at 5% per annum from FY'27 onwards.
- **Management Operating Expense:** According to the information provided by the client, the operator of coworking space will charge a commission which will be equivalent to 10% of the total rent from Atelier in WM2 & WM3 and the same contract is in place for 9 years i.e. till FY' 2034.
- **Payroll Expense:** The Payroll expense for the period between 1st October 2025 – 31st December 2034 for WM2 & WM3 is considered to be INR 235 Million and the same has been apportioned between WM 2 & 3 on the basis of leasable area. The same has been escalated at 8% annually for subsequent years.

  The cost escalation/inflation assumption of 5.0% per annum has been determined based on consumer inflation trends observed in the Indian economy. This rate reflects average taken for historical inflation data for past 10 years from 2015 to 2024. Below is a table presenting the consumer inflation rate across various years:

Year	Inflation (%)
2015	4.91%
2016	4.95%
2017	3.33%
2018	3.94%
2019	3.73%
2020	6.62%
2021	5.13%
2022	6.70%
2023	5.65%
2024	4.95%

Source: Worldbank.org

Discount Rate Assumptions

- **Discount Rate**

  The discount rate applied to the available cash flows reflects the opportunity cost to all the capital providers, namely shareholders (Cost of Equity) and creditors (Cost of Debt), weighted by the relative contribution to the total capital of the company (WACC). The opportunity cost to the capital provider equals the rate of return the capital provider expects to earn on other investments of equivalent risk.

  - **Cost of Debt**

    The cost of debt is the return that a company provides to its debtholders and creditors. These capital providers need to be compensated for any risk exposure that comes with lending to a company. The cost of debt for real estate assets is often influenced by the stage of development of the asset. The mature and income-generating assets are considered less risky, leading to lower interest rates. In this context, the cost of debt for Brookfield India REIT properties is benchmarked to the interest rates observed in REITs, as all bear similar characteristics in terms of type and development status of properties. Since a major portion of REITs' portfolios consists of completed, income-generating assets, the cost of debt aligns more closely with the Lease Rent Discounting (LRD) rate.

    This approach ensures that the cost of debt is aligned with the risk profile of the property and current market conditions,

    Please find below Cost of Debt for Comparable REIT.

REIT	Jun-25
Embassy Office Parks REIT	7.55%
Mindspace Business Parks REIT	7.84%
Brookfield India Real Estate Trust	8.10%
Knowledge Realty Trust	8.99%

Source: Analyst Presentation for respective REIT

The cost of debt for September 2025 valuation has been taken at 8.4 % basis the range of cost of debt for the REITs as mentioned in the above table.

  - **Cost of Equity**

    We have considered the cost of equity at 14.50% as per the market return expectations of various investors for commercial office. Apart from that we have also benchmarked CAPM model and inputs of same is detailed out as under

    - We have considered risk free rate of 6.96% based on average 10-year treasury bond yield.
    - For calculation of beta, we have benchmarked industry (Nifty Realty Index). We have considered average 5-year Beta of Nifty Realty index with respect to Nifty 50.
    - We have considered market risk premium of 5.59% based on the returns of broad-based BSE 500 stock index for the past 10 to 15 years.

- **Debt-Equity Ratio (weightage of WACC)**

  As discussed earlier, the cost of debt has been derived based on prevailing LRD rates, while the cost of equity has been calibrated to account for both asset-specific and market-specific factors, reflecting investor expectations from an operational Grade A office spaces. Additionally, the debt-to-equity mix has been determined considering the typical LRD tenures and the extent to which debt financing contributes to the overall asset value.

  It may be noted basis management representation that the current debt equity structure of Brookfield India REIT is 30:70. However, the SEBI REIT Regulations states that the maximum permissible limit for debt is 49%. Hence, we have considered the debt and equity mix of 45% and 55% which lies well within the limit specified as per the SEBI REIT Regulations and is also accepted by the market participants.

Derivation of WACC

Based on above, the following WACC rate has been assumed for completed commercial assets part of the Brookfield India REIT:

	Cost	Weightage	
Cost of Debt	**8.4%**	**45.0%**	**~11.75%**
Cost of Equity	**14.5%**	**55.0%**	

Note: As per management representation planned debt equity structure for Brookfield India REIT is 45:55.

3.5 Market Value

The Valuer is of the opinion that the subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property, as on 30th September 2025, is as follows:

Component	Market Value as on	In Figures Tower 2	In Words
Completed Building	30th September 2025	INR 13,615 Million	Indian Rupees Thirteen Billion and Six Hundred and Fifteen Million Only
Component	**Market Value as on**	**In Figures Tower 3**	**In Words**
Completed Building	30th September 2025	INR 12,881 Million	Indian Rupees Twelve Billion and Eight Hundred and Eighty-One Million Only

REIT's share in asset: 50%

The value of Brookfield India REIT share in the Worldmark 2 is INR 6,807 Million (i.e. Six Billion and Eight Hundred Seven Million).

The value of Brookfield India REIT share in the Worldmark 3 is INR 6,441 Million (i.e. Six Billion and Four hundred and Forty One Million)

Market Value Progression

Component	Market Value (INR Mn) as on 30th September 2024	Market Value (INR Mn) as on 31st March 2025
Worldmark 2	INR 12,524 Million	INR 13,058 Million
Worldmark 3	INR 11,749 Million	INR 11,955 Million

Ready Reckoner Rate

Component	Rate
Built up area	INR 9,480 per sq. mtr.
Land area*	INR 1,69,920 per sq. mtr.

**Circle rate of F zone - Delhi has been considered. Circle rate for residential use is INR 56,640 per. sq. mtr., to arrive at the commercial use the same has been multiplied with 3 as per the guideline.*

For reference, please refer Annexure 7.

I, L. Anuradha, the Valuer for the Subject Property, hereby declare that:

• I am fully competent to undertake the valuation,

• I am independent and have prepared the report on a fair and unbiased basis, and

• I have valued the properties based on the valuation standards as specified under sub-regulation 10 of regulation 21 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014

Prepared by



(L. Anuradha)

IBBI/RV/02/2022/14979

D ANNEXURES

Annexure 1: Cash Flows

Completed Buildings: Worldmark Tower 2

Particulars	Unit	1-Oct-25 30-Sep-26	1-Oct-26 30-Sep-27	1-Oct-27 30-Sep-28	1-Oct-28 30-Sep-29	1-Oct-29 30-Sep-30	1-Oct-30 30-Sep-31	1-Oct-31 30-Sep-32	1-Oct-32 30-Sep-33	1-Oct-33 30-Sep-34	1-Oct-34 30-Sep-35	1-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals (Including Parking Income)	INR Million	1,258	1,315	1,327	1,377	1,433	1,488	1,589	1,649	1,697	1,765	1,857
CAM Income	INR Million	156	163	170	177	185	194	200	200	207	210	221
Other Income (Telecom)	INR Million	15	16	17	18	18	19	20	21	22	23	24
Total Income from occupancy	**INR Million**	**1,430**	**1,493**	**1,514**	**1,571**	**1,636**	**1,702**	**1,809**	**1,870**	**1,926**	**1,999**	**2,102**
OPERATING COSTS												
Ground Rent/ Lisence Fee	INR Million	(103)	(109)	(115)	(121)	(128)	(135)	(142)	(150)	(158)	(167)	(176)
Property Taxes	INR Million	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)
O&M Expense	INR Million	(146)	(153)	(160)	(168)	(176)	(185)	(194)	(203)	(213)	(223)	(235)
Atlier Expenses	INR Million	(102)	(106)	(111)	(116)	(122)	(126)	(132)	(131)	(107)	(69)	(63)
Payroll Expense	INR Million	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(19)	(20)
Total Operating Costs	**INR Million**	**(374)**	**(394)**	**(413)**	**(435)**	**(457)**	**(479)**	**(504)**	**(522)**	**(519)**	**(502)**	**(519)**
Net operating Income	**INR Million**	**1,055**	**1,099**	**1,100**	**1,136**	**1,179**	**1,222**	**1,305**	**1,347**	**1,407**	**1,497**	**1,583**
Fit Out Income	INR Million	60	64	68	73	78	79	81	61	22	-	-
Maintenance Capex	INR Million	(12)	(13)	(13)	(14)	(15)	(15)	(16)	(17)	(18)	(19)	(20)
Brokerage Expenses	INR Million	(19)	(10)	(12)	(11)	(3)	(16)	(16)	(14)	(21)	(36)	(15)
Total construction costs	INR Million	(149)	(18)	-	-	-	-	-	-	-	-	-
Net Cashflows	**INR Million**	**936**	**1,122**	**1,143**	**1,185**	**1,239**	**1,270**	**1,354**	**1,377**	**1,391**	**1,443**	**1,548**

Particulars	Unit	1-Oct-36 30-Sep-37	1-Oct-37 30-Sep-38	1-Oct-38 30-Sep-39	1-Oct-39 30-Sep-40	1-Oct-40 30-Sep-41	1-Oct-41 30-Sep-42	1-Oct-42 30-Sep-43	1-Oct-43 30-Sep-44	1-Oct-44 30-Sep-45	1-Oct-45 30-Sep-46	1-Oct-46 30-Sep-47	1-Oct-47 30-Sep-48	1-Oct-48 30-Sep-49	1-Oct-49 30-Sep-50
OPERATING INCOME															
Lease Rentals (Including Parking Income)	INR Million	1,972	2,065	2,142	2,267	2,369	2,446	2,607	2,699	2,818	2,998	3,141	3,258	3,447	3,603
CAM Income	INR Million	231	243	254	267	279	293	307	322	338	354	372	390	409	429
Other Income (Telecom)	INR Million	25	26	28	29	30	32	33	35	36	38	40	42	44	46
Total Income from occupancy	**INR Million**	**2,228**	**2,334**	**2,424**	**2,563**	**2,679**	**2,770**	**2,947**	**3,056**	**3,192**	**3,390**	**3,552**	**3,689**	**3,900**	**4,077**
OPERATING COSTS															
Ground Rent/ Lisence Fee	INR Million	(186)	(196)	(207)	(218)	(230)	(243)	(256)	(270)	(285)	(301)	(317)	(335)	(353)	(373)
Property Taxes	INR Million	(26)	(28)	(29)	(31)	(32)	(34)	(35)	(37)	(39)	(41)	(43)	(45)	(47)	(50)
O&M Expense	INR Million	(246)	(259)	(272)	(285)	(299)	(314)	(330)	(347)	(364)	(382)	(401)	(421)	(442)	(465)
Atlier Expenses	INR Million	(66)	(70)	(73)	(77)	(81)	(85)	(89)	(94)	(98)	(103)	(108)	(114)	(119)	(125)
Payroll Expense	INR Million	(22)	(23)	(25)	(27)	(29)	(32)	(34)	(37)	(40)	(43)	(47)	(50)	(54)	(59)
Total Operating Costs	**INR Million**	**(547)**	**(576)**	**(606)**	**(638)**	**(672)**	**(708)**	**(745)**	**(785)**	**(826)**	**(870)**	**(917)**	**(965)**	**(1,017)**	**(1,071)**
Net operating Income	**INR Million**	**1,682**	**1,759**	**1,818**	**1,924**	**2,007**	**2,063**	**2,202**	**2,271**	**2,366**	**2,520**	**2,635**	**2,724**	**2,883**	**3,006**
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance Capex	INR Million	(20)	(22)	(23)	(24)	(25)	(26)	(27)	(29)	(30)	(32)	(33)	(35)	(37)	(39)
Brokerage Expenses	INR Million	(18)	(17)	(5)	(24)	(25)	(22)	(32)	(56)	(24)	(28)	(26)	(8)	(38)	(39)
Total construction costs	INR Million	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Cashflows	**INR Million**	**1,643**	**1,721**	**1,791**	**1,876**	**1,957**	**2,014**	**2,143**	**2,187**	**2,311**	**2,460**	**2,576**	**2,682**	**2,808**	**2,928**

Particulars	Unit	1-Oct-50 to 30-Sep-51	1-Oct-51 to 30-Sep-52	1-Oct-52 to 30-Sep-53	1-Oct-53 to 30-Sep-54	1-Oct-54 to 30-Sep-55	1-Oct-55 to 30-Sep-56	1-Oct-56 to 30-Sep-57	1-Oct-57 to 30-Sep-58	1-Oct-58 to 30-Sep-59	1-Oct-59 to 30-Sep-60	1-Oct-60 to 30-Sep-61	1-Oct-61 to 30-Sep-62	1-Oct-62 to 30-Sep-63	1-Oct-63 to 30-Sep-64	1-Oct-64 to 30-Sep-65	1-Oct-65 to 2-May-66
OPERATING INCOME																	
Lease Rentals (Including Parking Income)	INR Million	3,719	3,964	4,103	4,285	4,558	4,776	4,955	5,242	5,478	5,655	6,028	6,238	6,516	6,931	7,263	4,407
CAM Income	INR Million	450	472	495	519	545	572	600	629	660	693	727	763	801	840	882	536
Other Income (Telecom)	INR Million	48	50	52	55	58	60	63	66	70	73	76	80	84	88	93	57
Total Income from occupancy	**INR Million**	**4,216**	**4,486**	**4,651**	**4,860**	**5,161**	**5,408**	**5,618**	**5,938**	**6,208**	**6,421**	**6,831**	**7,082**	**7,401**	**7,860**	**8,237**	**5,000**
OPERATING COSTS																	
Ground Rent/ Lisence Fee	INR Million	(393)	(415)	(438)	(462)	(487)	(514)	(542)	(572)	(603)	(637)	(672)	(709)	(747)	(789)	(832)	(507)
Property Taxes	INR Million	(52)	(55)	(58)	(60)	(63)	(67)	(70)	(73)	(77)	(81)	(85)	(89)	(94)	(98)	(103)	(63)
O&M Expense	INR Million	(488)	(512)	(538)	(565)	(593)	(623)	(654)	(686)	(721)	(757)	(795)	(834)	(876)	(920)	(966)	(587)
Atlier Expenses	INR Million	(132)	(138)	(145)	(152)	(160)	(168)	(176)	(185)	(194)	(204)	(214)	(225)	(236)	(248)	(260)	(158)
Payroll Expense	INR Million	(64)	(69)	(74)	(80)	(86)	(93)	(101)	(109)	(118)	(127)	(137)	(148)	(160)	(173)	(187)	(117)
Total Operating Costs	**INR Million**	**(1,128)**	**(1,189)**	**(1,252)**	**(1,319)**	**(1,390)**	**(1,464)**	**(1,543)**	**(1,626)**	**(1,713)**	**(1,805)**	**(1,903)**	**(2,005)**	**(2,114)**	**(2,228)**	**(2,348)**	**(1,433)**
Net operating Income	**INR Million**	**3,088**	**3,297**	**3,399**	**3,540**	**3,771**	**3,944**	**4,075**	**4,312**	**4,495**	**4,615**	**4,929**	**5,076**	**5,288**	**5,632**	**5,889**	**3,567**
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance Capex	INR Million	(41)	(43)	(45)	(47)	(49)	(52)	(54)	(57)	(60)	(63)	(66)	(69)	(73)	(77)	(80)	(50)
Brokerage Expenses	INR Million	(35)	(49)	(87)	(37)	(44)	(40)	(12)	(59)	(61)	(54)	(77)	(134)	(58)	(68)	(62)	(9)
Total construction costs	INR Million	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Cashflows	**INR Million**	**3,013**	**3,205**	**3,267**	**3,456**	**3,678**	**3,852**	**4,009**	**4,196**	**4,374**	**4,499**	**4,786**	**4,873**	**5,157**	**5,487**	**5,746**	**3,508**

Note: We have arrived at the valuation of the Subject Property using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Completed Buildings: Worldmark Tower 3

Particulars	Unit	1-Oct-25 30-Sep-26	1-Oct-26 30-Sep-27	1-Oct-27 30-Sep-28	1-Oct-28 30-Sep-29	1-Oct-29 30-Sep-30	1-Oct-30 30-Sep-31	1-Oct-31 30-Sep-32	1-Oct-32 30-Sep-33	1-Oct-33 30-Sep-34	1-Oct-34 30-Sep-35	1-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals(including parking)	INR Million	947	1,129	1,337	1,379	1,467	1,470	1,493	1,597	1,647	1,701	1,856
CAM Income	INR Million	148	156	165	173	181	189	198	208	218	228	239
Other Income	INR Million	12	13	13	14	15	15	16	17	18	18	19
Total Income from occupancy	**INR Million**	**1,106**	**1,298**	**1,516**	**1,566**	**1,662**	**1,675**	**1,707**	**1,821**	**1,882**	**1,947**	**2,114**
OPERATING COSTS												
CAM Costs For Vacant Areas	INR Million	(13)	(3)	-	-	-	-	-	-	-	-	-
Ground Rent/ Licence Fee	INR Million	(103)	(109)	(115)	(121)	(128)	(135)	(142)	(150)	(158)	(167)	(176)
Property Taxes	INR Million	(13)	(14)	(15)	(16)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
O&M Expense	INR Million	(116)	(133)	(146)	(153)	(161)	(169)	(177)	(186)	(195)	(205)	(215)
Additional Expense for Atelier	INR Million	(13)	(45)	(59)	(62)	(65)	(69)	(72)	(76)	(79)	(83)	(88)
Atelier management fee	INR Million	(8)	(24)	(31)	(32)	(34)	(34)	(35)	(38)	(30)	-	-
Payroll Expense	INR Million	(9)	(10)	(10)	(11)	(12)	(13)	(14)	(15)	(17)	(18)	(19)
Total Operating Costs	**INR Million**	**(276)**	**(337)**	**(376)**	**(395)**	**(417)**	**(437)**	**(459)**	**(484)**	**(499)**	**(494)**	**(520)**
Net operating Income	**INR Million**	**830**	**960**	**1,140**	**1,170**	**1,246**	**1,238**	**1,248**	**1,337**	**1,383**	**1,453**	**1,594**
Maintenance Capex	INR Million	(12)	(12)	(13)	(13)	(14)	(15)	(15)	(16)	(17)	(18)	(19)
Brokerage Expenses	INR Million	(35)	(43)	(3)	(2)	(1)	(6)	(30)	(21)	(4)	(39)	(45)
Construction costs	INR Million	(149)	(18)	-	-	-	-	-	-	-	-	-
Net Cashflows	**INR Million**	**635**	**887**	**1,124**	**1,155**	**1,230**	**1,217**	**1,203**	**1,300**	**1,361**	**1,396**	**1,530**

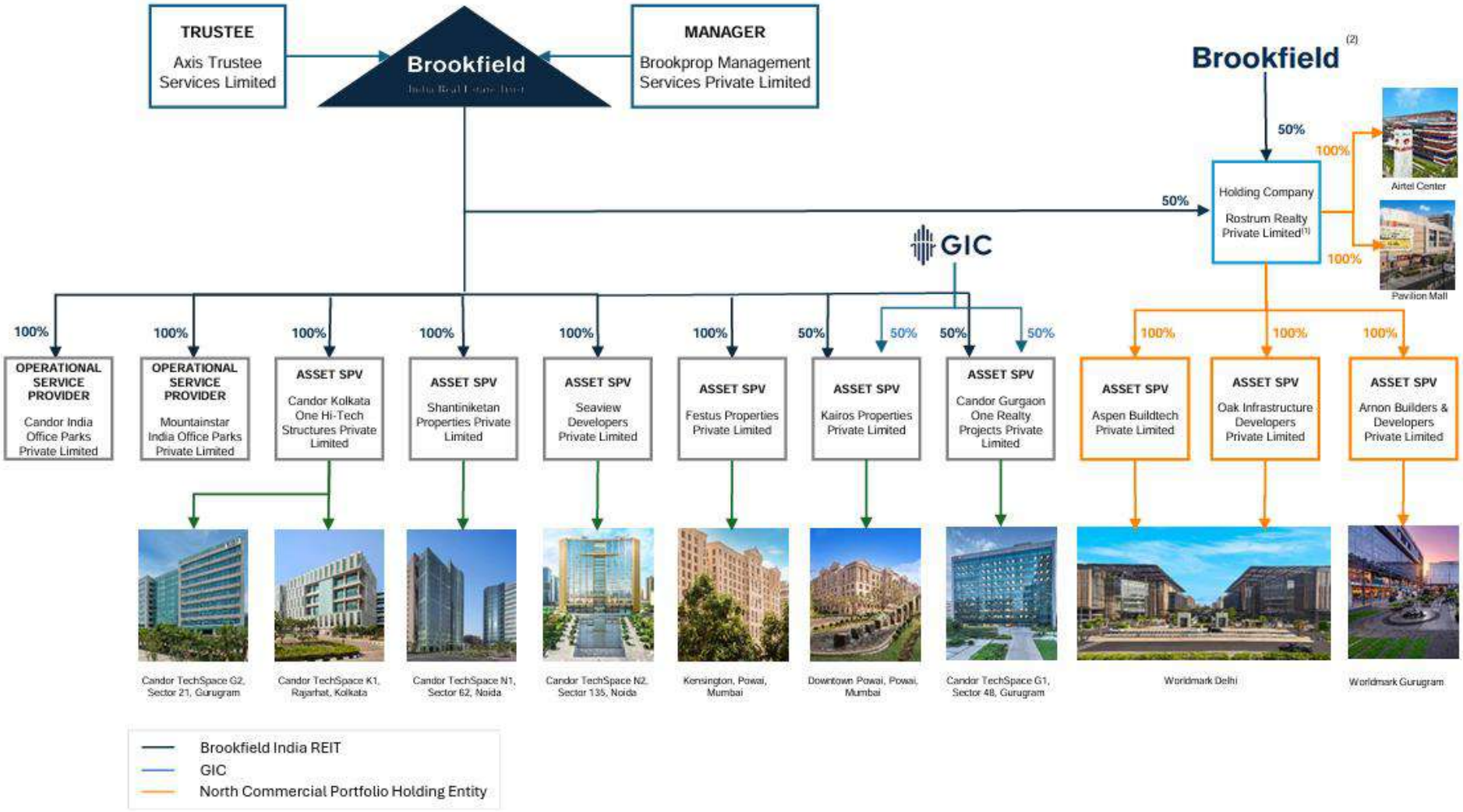
Particulars	Unit	01-Oct-36 30-Sep-37	01-Oct-37 30-Sep-38	01-Oct-38 30-Sep-39	01-Oct-39 30-Sep-40	01-Oct-40 30-Sep-41	01-Oct-41 30-Sep-42	01-Oct-42 30-Sep-43	01-Oct-43 30-Sep-44	01-Oct-44 30-Sep-45	01-Oct-45 30-Sep-46	01-Oct-46 30-Sep-47	01-Oct-47 30-Sep-48	01-Oct-48 30-Sep-49	01-Oct-49 30-Sep-50
OPERATING INCOME															
Lease Rentals(including parking)	INR Million	1,949	2,015	2,146	2,237	2,277	2,436	2,569	2,628	2,804	2,968	3,065	3,263	3,402	3,462
CAM Income	INR Million	250	262	275	288	302	316	331	347	364	382	401	420	440	462
Other Income	INR Million	20	21	22	23	25	26	27	28	30	31	33	35	36	38
Total Income from occupancy	**INR Million**	**2,220**	**2,299**	**2,443**	**2,548**	**2,603**	**2,778**	**2,927**	**3,004**	**3,198**	**3,381**	**3,498**	**3,718**	**3,879**	**3,962**
OPERATING COSTS															
CAM Costs For Vacant Areas	INR Million	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ground Rent/ Licence Fee	INR Million	(186)	(196)	(207)	(218)	(230)	(243)	(256)	(270)	(285)	(301)	(317)	(335)	(353)	(373)
Property Taxes	INR Million	(23)	(24)	(25)	(27)	(28)	(29)	(31)	(32)	(34)	(36)	(38)	(39)	(41)	(43)
O&M Expense	INR Million	(226)	(237)	(249)	(262)	(275)	(289)	(303)	(318)	(334)	(351)	(368)	(387)	(406)	(427)
Additional Expense for Atelier	INR Million	(92)	(97)	(101)	(107)	(112)	(117)	(123)	(129)	(136)	(143)	(150)	(157)	(165)	(173)
agement fee	INR Million	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payroll Expense	INR Million	(21)	(23)	(24)	(26)	(28)	(31)	(33)	(36)	(39)	(42)	(45)	(49)	(52)	(57)
Total Operating Costs	**INR Million**	**(548)**	**(577)**	**(607)**	**(639)**	**(673)**	**(709)**	**(747)**	**(786)**	**(828)**	**(872)**	**(918)**	**(967)**	**(1,019)**	**(1,073)**
Net operating Income	**INR Million**	**1,672**	**1,722**	**1,835**	**1,909**	**1,930**	**2,069**	**2,181**	**2,218**	**2,371**	**2,509**	**2,580**	**2,751**	**2,860**	**2,889**
Maintenance Capex	INR Million	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(28)	(29)	(31)	(32)	(34)	(35)	(37)
Brokerage Expenses	INR Million	(4)	(4)	(2)	(10)	(46)	(32)	(7)	(60)	(69)	(6)	(6)	(3)	(15)	(72)
Construction costs	INR Million	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Cashflows	**INR Million**	**1,648**	**1,697**	**1,812**	**1,876**	**1,860**	**2,012**	**2,148**	**2,130**	**2,272**	**2,473**	**2,542**	**2,714**	**2,810**	**2,780**

Particulars	Unit	01-Oct-50	01-Oct-51	01-Oct-52	01-Oct-53	01-Oct-54	01-Oct-55	01-Oct-56	01-Oct-57	01-Oct-58	01-Oct-59	01-Oct-60	01-Oct-61	01-Oct-62	01-Oct-63	01-Oct-64	01-Oct-65
		30-Sep-51	30-Sep-52	30-Sep-53	30-Sep-54	30-Sep-55	30-Sep-56	30-Sep-57	30-Sep-58	30-Sep-59	30-Sep-60	30-Sep-61	30-Sep-62	30-Sep-63	30-Sep-64	30-Sep-65	02-May-66
OPERATING INCOME																	
Lease Rentals(including parking)	INR Million	3,704	3,915	4,003	4,264	4,515	4,661	4,963	5,173	5,263	5,632	5,958	6,089	6,483	6,867	7,089	4,704
CAM Income	INR Million	484	508	533	559	587	615	646	677	711	746	782	821	861	904	948	576
Other Income	INR Million	40	42	44	46	49	51	54	56	59	62	65	69	72	76	79	49
Total Income from occupancy	**INR Million**	**4,229**	**4,466**	**4,580**	**4,869**	**5,150**	**5,328**	**5,663**	**5,907**	**6,032**	**6,440**	**6,806**	**6,978**	**7,416**	**7,847**	**8,117**	**5,330**
OPERATING COSTS																	
CAM Costs For Vacant Areas	INR Million	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ground Rent/ Licence Fee	INR Million	(393)	(415)	(438)	(462)	(487)	(514)	(542)	(572)	(603)	(637)	(672)	(709)	(747)	(789)	(832)	(507)
Property Taxes	INR Million	(46)	(48)	(50)	(53)	(56)	(58)	(61)	(64)	(67)	(71)	(74)	(78)	(82)	(86)	(90)	(55)
O&M Expense	INR Million	(448)	(470)	(494)	(518)	(544)	(572)	(600)	(630)	(662)	(695)	(729)	(766)	(804)	(844)	(887)	(539)
Additional Expense for Atelier	INR Million	(182)	(191)	(201)	(211)	(221)	(232)	(244)	(256)	(269)	(283)	(297)	(312)	(327)	(343)	(361)	(219)
Atelier management fee	INR Million	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payroll Expense	INR Million	(61)	(66)	(71)	(77)	(83)	(90)	(97)	(105)	(113)	(122)	(132)	(143)	(154)	(166)	(180)	(145)
Total Operating Costs	**INR Million**	**(1,130)**	**(1,190)**	**(1,254)**	**(1,321)**	**(1,392)**	**(1,466)**	**(1,545)**	**(1,628)**	**(1,715)**	**(1,807)**	**(1,904)**	**(2,007)**	**(2,115)**	**(2,229)**	**(2,350)**	**(1,465)**
Net operating Income	**INR Million**	**3,099**	**3,275**	**3,326**	**3,548**	**3,759**	**3,861**	**4,118**	**4,280**	**4,317**	**4,633**	**4,901**	**4,971**	**5,301**	**5,618**	**5,767**	**3,864**
Maintenance Capex	INR Million	(39)	(41)	(43)	(45)	(48)	(50)	(52)	(55)	(58)	(61)	(64)	(67)	(70)	(74)	(77)	(48)
Brokerage Expenses	INR Million	(50)	(11)	(93)	(107)	(10)	(9)	(5)	(23)	(111)	(78)	(16)	(145)	(167)	(15)	(14)	-
Construction costs	INR Million	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Cashflows	**INR Million**	**3,010**	**3,224**	**3,189**	**3,396**	**3,702**	**3,803**	**4,061**	**4,202**	**4,148**	**4,495**	**4,821**	**4,759**	**5,064**	**5,529**	**5,676**	**3,817**

-4.48495E-11

Note: We have arrived at the valuation of the Subject Property using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

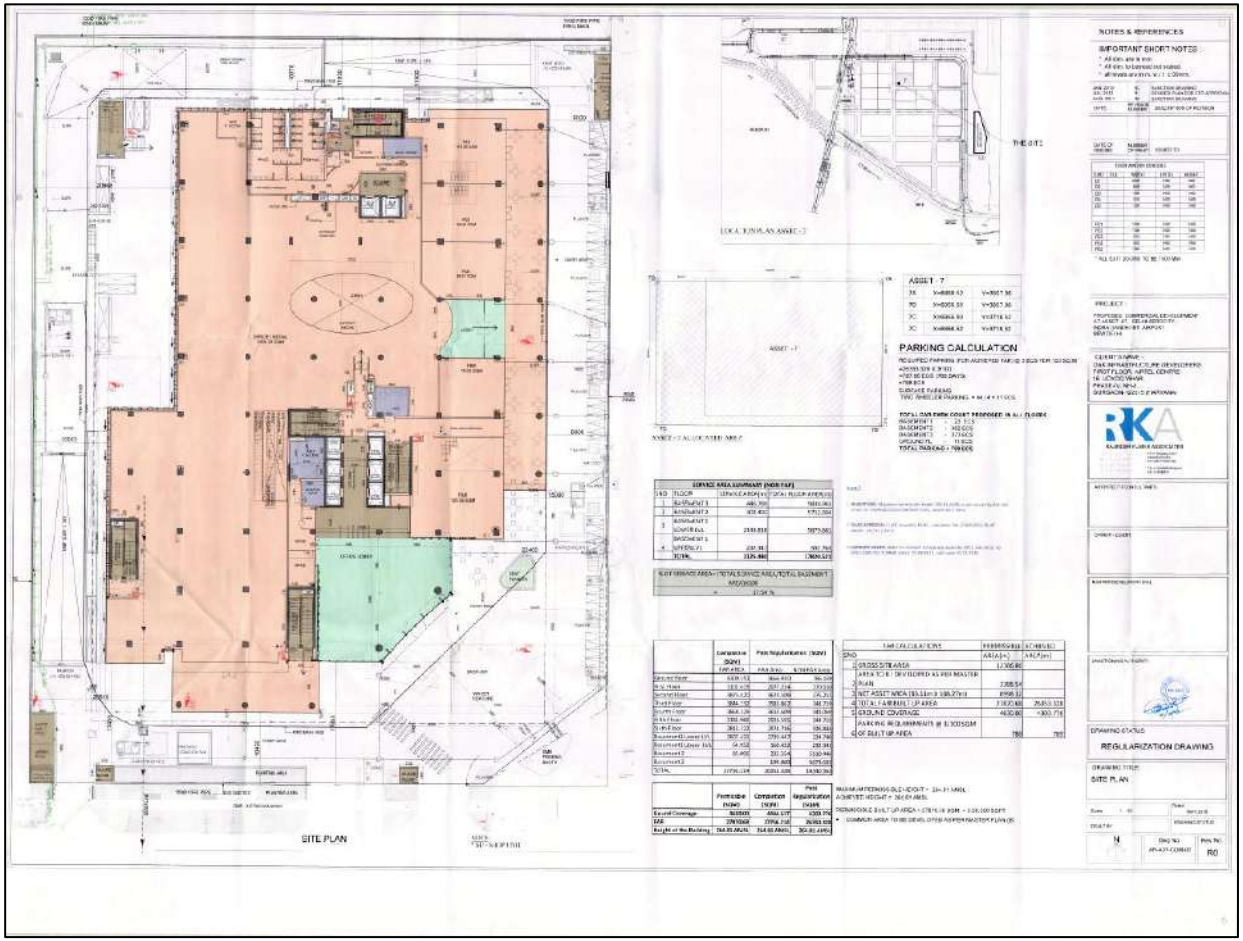
Annexure 2: Ownership Structure



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

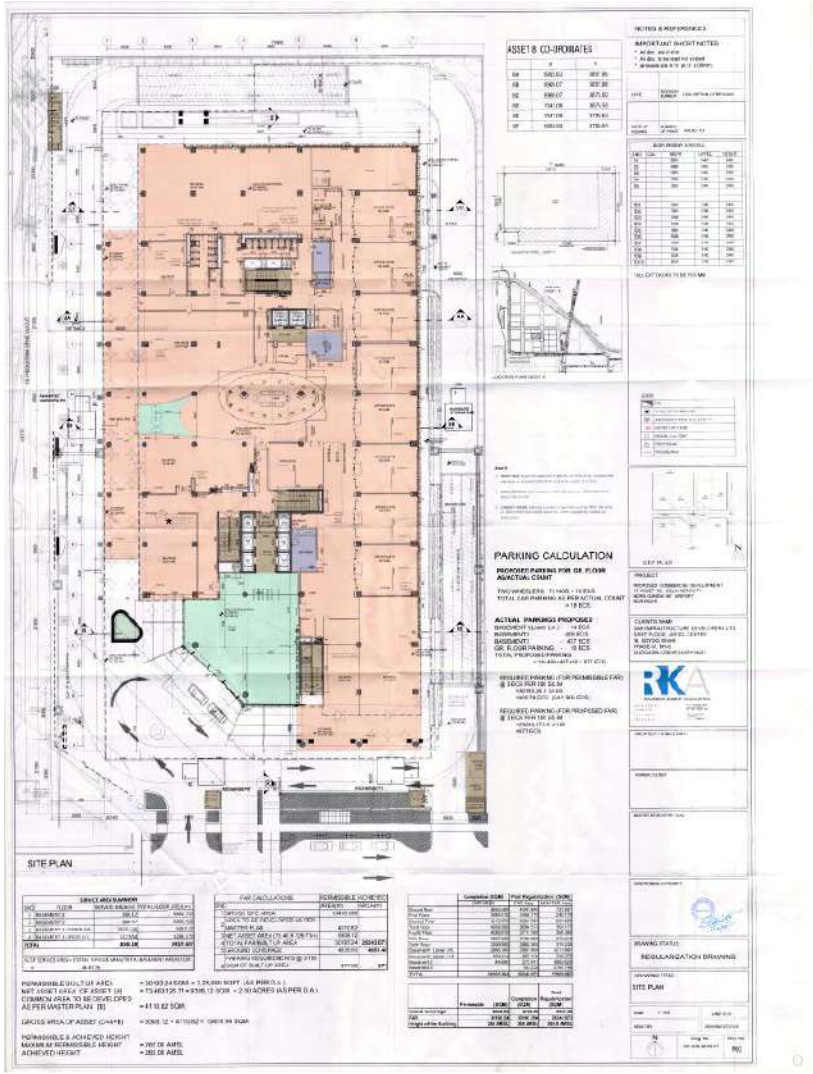
Annexure 3: Site Layout

Worldmark 2



Source: As provided by Client

Worldmark 3



Source: As provided by Client

Annexure 4: Subject Property Photographs



View of Subject Property



Internal View of Subject Property



Internal view of the Subject Property



Internal View of the Subject Property



View of the Subject Property



Primary Access Road of the Subject Property

Annexure 5: Statement of Key assets

Building	*No/Name*	*Worldmark 2*	*Worldmark 3*
No. of DG Capacity	KVA	(2 X1500 KVA) (1X 750 KVA)	(2 X1500 KVA) (1X 750 KVA)
No. of Transformer/Capacity	KVA	(2X2000 KVA)	(2X2000 KVA)
Chiller Rating	TR	3*360TR	3*360TR
Cooling Tower		3*360TR	3*360TR
FF Systems	KW/HP	Sprinkler Jockey 1*7.5 HP, 5.5 kw Hydrant Jockey 1*7.5 HP, 5.5 Kw Main Sprinkler pump 100 HP, 75 KW Main Hydrant pump 100 HP, 75 KW Fire Diesel pump 152 HP 112 KW	Sprinkler Jockey 1*7.5 HP, 5.5 kw Hydrant Jockey 1*7.5 HP, 5.5 Kw Main Sprinkler pump 100 HP, 75 KW Main Hydrant pump 100 HP, 75 KW Fire Diesel pump 152 HP 112 KW
Water pumping System	KW/HP	Treated water transfer pump 2 * 7.5 Kw Soft water transfer pump 2 * 7.5 Kw RO water Transfer Pump 2* 3 KW STP - Softener 2* 2.2 KW STP - Flushing Water 2*5.5 Kw	Treated water transfer pump 2 * 7.5 Kw Soft water transfer pump 2 * 5 KW 7.5 HP RO water Transfer Pump 2* 3 KW STP - Softener 2* 1.5 KW STP - Flushing Water 2*5.5 Kw
STP Rating	KLD	1* 250 KLD	1* 250 KLD
Warmshell/Bareshell		Bareshell	Bareshell

Source: As provided by Client

Annexure 6: List of sanctions and approvals

List of one-time sanctions/ approvals which are obtained or pending:

Approvals Received – Worldmark 2

a) Building Plan Approvals for all existing building and amendments thereof
b) Occupancy Certificates received for the building
c) Completion Certificate
d) Consent to Establish (CTE)
e) Environment Clearance Certificate
f) Fire Scheme / Fire Safety Certificate
g) Height clearance NOC from AAI
h) Consent to Operate (CTO)
i) Lift, DG, Transformer Noc
j) CLRA Registration
k) BoCW Registration

Approvals Pending

l) NA

Approvals Received – Worldmark 3

a) Building Plan Approvals for all existing building and amendments thereof
b) Occupancy Certificates received for the building
c) Completion Certificate
d) Consent to Establish (CTE)
e) Environment Clearance Certificate
f) Fire Scheme / Fire Safety Certificate
g) Height clearance NOC from AAI
h) Consent to Operate (CTO)
i) Lift, DG, Transformer Noc
j) CLRA Registration
k) BoCW Registration

Approvals Pending

l) NA

Annexure 7: Ready Reckoner Rate for Built Up area and Land Area

Land Area

ANNEXURE-1

Minimum Rates (Circle Rates) for valuation of land and properties for the purpose of payment of stamp duty under Indian stamp Act. as applicable to Delhi & registration fees under the Registration Act, 1908 in Delhi:-

1. **Minimum land rate for Residential Use:-**

Table-1.

Category of the locality	Minimum rates for valuation of land for residential use (in Rs. Per Sq. mtr.)
A	774000
B	245520
C	159840
D	127680
E	70080
F	56640
G	46200
H	23280

2. **Minimum Land Rates for Commercial, Industrial and other uses:-**

The following multiplying factors shall be employed to the above minimum land rates of residential use, to arrive at the cost of land under other following uses:-

Table-1.1

Use*	Public Utility e.g. private school, colleges, hospitals	Industrial	Commercial
Factor	2	2	3

*Definition are as per unit area property tax system

Built Up area

3. **Minimum rates for cost of construction:-**

3.1 The base unit rate of cost of construction will be :-

Table-1.2

Category of the locality	Minimum rates of construction for residential use (in Rs. Per Sq. mtr.)	Minimum rates of construction for Commercial use (in Rs. Per Sq. mtr.)
A	21960	25200
B	17400	19920
C	13920	15960
D	11160	12840
E	9360	10800
F	8220	9480
G	6960	8040
H	3480	3960

3.2 In order to take into account the age of structures, the following multiplying factor shall be employed to the minimum cost of construction mentioned above:-

Year of completion	Prior to 1960	1960-69	1970-79	1980-89	1990-2000	2000 onwards
Age factor	0.5	0.6	0.7	0.8	0.9	1.0

3.3 To calculate the valuation of different structures, the following multiplying factors to the above minimum cost of construction shall be employed under colonies in G and H category:

Structure Type	Pucca	Semi-Pucca	Katcha
Multiplicative	1.0	0.75	0.5

Annexure 8: Major Repairs Undertaken and Proposed in the Subject Property

As informed by Client, following major repairs / upgrades have been taken up in the past:

1. Upgrades:

   For Worldmark 2:

   -
   - 1st For façade upgradation.
   - Atelier 1 Extension to be initiated.

   For Worldmark 3:

   - 2nd-floor common area upgrade has been done.
   - Currently Ground & first floor façade upgradation is in progress.
   - Cowrks/Atelier 2 upgradation to be initiated at L.G &G.F.
   - 1st & 2nd Floor Atrium oval wall Upgradation is in progress.

2. List of ESG initiatives:
   - Installation of RECD at DG in Wm-2 and for WM-3 it is in progress.
   - Installation of EV vehicle charger
   - Installation of OWC machine
   - Installation of Anti-smog gun from scrap material.
   - Installation of Green Energy meter for promoting green energy

Annexure 9: Environmental Consideration

Source for Environmental considerations is as listed below:

- NCR Planning Board Report
- Flood Affected Area Atlas of India_(2023)_National Disaster Management Authority

Annexure 10: Information Provided

Information provided by the client are as listed below:

1. Rent Roll
2. Architects Certificate
3. Additional Information:

- Capex Details
- O&M Income and Expense
- Payroll Expense
- Property Tax details

Annexure 11: Caveats & Limitations

1. The Valuation Report (hereafter referred to as the "Report") covers specific markets and situations that are highlighted in the Report based on readily available secondary market information and does not entail any comprehensive analysis of the market and the industry given the nature of the scope of the assignment.
2. The opinions expressed in the Report are subject to the limitations expressed below.
    a. The valuation method adopted is based on the Valuer's expertise and knowledge taking into account the generally available market information and considered to be relevant and reasonable at that point of time. The Report and the opinions therein do not constitute any recommendation to ***Brookfield India Real Estate Trust*** (or "the Client") or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and bases on which these opinions have been expressed and is not recommended as an input to any financial decision.
    b. It should be noted that the valuation is based upon the facts and evidence available at the time of conduct of the valuation and applicable on the date of valuation. It is therefore recommended that these valuations be periodically reviewed.
    c. Changes in socio-economic and political conditions could result in a substantially different situation than those presented herein. The Valuer assumes no responsibility for changes in such external conditions.
    d. The Valuer has relied on her own macro understanding of the market through readily available information in public domain. Hence, no direct link is sought to be established between the macro-level understandings on the market with the assumptions estimated for the analysis herein.
    e. The services provided is limited to valuation of the Subject Property primarily comprising Land and Building and any part thereof and does not constitute any audit, survey, due diligence, tax related services or an independent validation of the projections. Accordingly, no opinion has been expressed on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated and should not be used for any other purpose.
    f. While the information included in the Report is accurate and reliable to the best of the knowledge of the Valuer, no representations, or warranties, expressed or implied, as to the completeness of such information is being made. The Valuer shall not undertake any obligation to update or supplement any information contained in the Report save as provided for in the Agreement.
    g. Apart from the sources already mentioned in the report, the Valuer has relied on readily available public information for the purpose of preparing this report.
3. The Report reflects matters as they currently exist. Any changes thereon may materially affect the information contained in the Report.
4. All assumptions made in order to determine the valuation of the Subject Property is based on information or opinions as current. In the course of the analysis, the Valuer has relied on information or opinions, both written and verbal, as obtained from the Clients as well as from third parties provided with, including limited information on the market, financial and operating data, which has been accepted as accurate in bona-fide belief. No responsibility is assumed for technical or specialised information furnished by the third-party organizations, and this is on a bona-fide basis, believed to be reliable.

5. No investigation of the title of the assets has been made and owners' claims to the assets is assumed to be valid unless anything contrary is mentioned in the main report. No consideration is given to liens or encumbrances, which may be against the assets. Therefore, no responsibility is assumed for matters of a legal nature.
6. The Valuer's total aggregate liability to the Client including that of any third-party claims, in contract, tort including negligence or breach of statutory duty, misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the services is limited to an aggregate sum agreed in the LoE. The Valuer shall not be liable for any pure economic loss, loss of profit, loss of business, depletion of goodwill, in each case whether direct or indirect or consequential or any claims for consequential loss compensation whatsoever which, arise out of or in connection with services provided under this engagement.
7. The Client including its agents, affiliates, and employees, must not use, reproduce, or divulge to any third party any information it receives from the Valuer for any purpose.
8. This engagement shall be governed by and construed in accordance with Indian laws and any dispute arising out of or in connection with the engagement, including the interpretation thereof, shall be submitted to the exclusive jurisdiction of courts in New Delhi.

VALUATION REPORT

Worldmark Gurugram, Sector - 65, Gurugram, Haryana

Date of Valuation: 30th September 2025

Date of Report: 1st November 2025

Submitted to: Brookfield India Real Estate Trust

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, 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 other purpose other than the purpose as agreed upon in the addendum dated 28th August 2024 to Letter of Engagement ("LOE") dated 23rd December 2022 & addendum to LOE dated 22nd September 2023 without the prior written consent of the Valuer.

The information in this report reflects prevailing conditions and the view of Valuer as of this date, 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 LOE dated 23rd December 2022. 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.

Executive Summary

Worldmark Gurugram, Sector 65, Gurugram, Haryana		
Valuation Date:	30th September 2025	
Site Visit Date:	28th February 2025	
Valuation Methodology:	Discounted Cash Flow Method using Rental Reversion.	
Valuation Purpose:	Disclosure of valuation of assets forming part of portfolio of Brookfield India REIT in accordance with the SEBI (REIT) Regulations, 2014.	
Location / Situation:	Worldmark Gurugram (herein after referred to as "Subject Property") is located in Sector 65, Golf Course Extension Road, Gurugram, Haryana, one of the emerging office destinations of Gurugram. The Subject Property is accessible via 30-metre-wide (proposed to be 60-metre-wide as per Gurugram-Manesar Master Plan 2031) Maidawas Road which is running parallel to Golf Course Extension Road (hereinafter referred to as the "Subject Micro Market"). The profile of surrounding development for the Subject Property constitutes residential and commercial developments. The Subject Property is well connected with other parts of the city through road and other infrastructure. Some of the key developments in the Subject Micro Market are – • Office: Subject Property, Pioneer Square, M3M International Financial Center Iconic Tower, M3M Urbana Business Park, and others. • Retail: Subject Property, M3M Route 65 (upcoming), Elan Empire, AIPL Joy Square and others. • Residential: Emaar Digi Homes, Mahindra Luminaire, DLF The Arbour (upcoming), Urban Oasis (upcoming), TARC Ishvaa (upcoming) and others.	 External view of the Subject Property  External view of the Subject Property  External view of the Subject Property
Description:	Worldmark Gurugram is a mixed-use complex (office cum retail development). The Subject Property constitutes 3 completed office buildings, a retail building, and a dedicated building for Multiplex (with OC received). The details of the same are: Completed/ Operational Buildings: Tower 1, 2, 3 are office buildings with retail on ground floor and first floor. Tower 4 is retail building. Tower 5 is dedicated for five-screen multiplex which is leased to PVR INOX and fine dining restaurant on lower ground floor. The Completed buildings collectively admeasure 7,51,397 sq. ft. of leasable area, out of which 4,77,559 sq. ft. of area is office space and 2,73,838 sq. ft. of area is retail. Currently the committed occupancy* in the Completed buildings is 93.6% (occupancy for office space is 92% and occupancy for retail space is approximately 96%). Tower 1: Consists of G+13 structure with total leasable area of approximately 1,75,731 sq. ft. Some of the key office tenants in the Tower	 Primary access of the Subject Property

	are Terumo, WhiteLand Corporation Private Limited, Signature Sattva, and Asics India Private Limited etc. Retail tenants in the tower include Tanishq and Beliram among others. Tower 2: Consists of G+8 structure with total leasable area of approximately 264,417 sq. ft. Some of the key office tenants in the tower are Airtel International LLP, Mando, and Yum India Technology Solutions, etc. Retail tenants in the tower include Croma, Modern Bazar, and Geetanjali Saloon among others. Tower 3: Consists of G+6 structure with total leasable area of approximately 1,83,436 sq. ft. Some of the key office tenants in the tower are Phillips India Limited, PNB Metlife India Insurance Company Limited, Rational International India Private Limited, etc. Retail tenants in the tower include Hamleys, Miniso, and Puma, etc. Tower 3 also features a food court which includes tenants such as Haldiram's, Burger King, and Karim's among others. Tower 4: The retail complex (including shops and eateries) consists of G+S+2 structure with total leasable area of 57,602 sq. ft. is designed to provide the experience of premium socializing zone that has food & entertainment at its core. The retail complex has a scenic central court and water fountain with automatic lighting system. Some of the key tenants in the tower include Starbucks, Dhaba, Café Houz, and Glasshouse, etc. Tower 5 (Includes Multiplex): Tower 5 consists of G+2 structure with total leasable area of approximately 70,211 sq. ft. The tower includes a five-screen multiplex which is spread across leasable area of 44,405 sq. ft. and is leased to PVR INOX for a period of 18 years. Few other tenants in the tower include Café Delhi Heights, Punjab Grill and You Mee among others. All the office towers of the Subject Property have dedicated entry and drop off zones. The total car parking capacity of the Subject Property is more than 1,028 slots, which are spread over three levels i.e., stilt and two basements. Tower 1, 2, and 3 of the Subject Property also feature a reception area and a waiting lounge at the first floor. The lifts installed in these towers work on the destination control system (i.e., automatic lift control system). Key amenities in the Subject Property include 100% Power Back Up, Intercom Facility, and 24X7 Security Service among others. The Subject Property has a unique ambience and design which provide a comfortable working environment while also serving as a leisure destination. The Subject Property also features amenities such as zero water wastage system, rooftop solar panel, double glaze glass, green wall, rainwater harvesting pits, etc.	
Total Area:	Total Land Area: 6.7 Acres Leasable Area: 7,51,397 sq. ft. Total Leased Area: 7,03,019 sq. ft.	

*Source: Architect's Certificate (Dated: 16th October 2025), *Rent Roll as of 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client information.*
**Committed Occupancy: (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area.*

MARKET VALUE OF THE SUBJECT PROPERTY

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property~~,~~ as on 30th September 2025, is as follows:

Component	Market Value as on	In Figures	In Words
Completed Building	30th September 2025	INR 10,503 Million	Indian Rupees Ten Billion Five Hundred and Three Million Only

Note:- REIT's share in asset: 50%. The value of Brookfield India REIT share in the Subject Property is INR 5,251 Million (i.e. Five Billion and Two Hundred and Fifty-One Million).

This summary is strictly confidential to the addressee. It must not be copied, distributed, or considered in isolation from the full report.

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From: L. Anuradha, MRICS
IBBI Registered Valuer (L&B)
(IBBI/RV/02/2022/14979)

To:	**Brookfield India Real Estate Trust**
Subject Property:	**Worldmark Gurugram, Sector- 65, Gurugram, Haryana**
Report Date:	**1st November 2025**
Valuation Date:	**30th September 2025**

A REPORT

1 Instructions

Brookfield India Real Estate Trust (hereinafter referred to as the "Instructing Party" or the "Client"), has appointed Ms. L. Anuradha, MRICS, registered as a valuer 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 as the "Valuer"), in order to undertake the valuation of office property located in Gurugram (hereinafter referred to as "Subject Property" and/or "Worldmark Gururgam, Sector - 65") for the disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange. The property and interests valued as part of this valuation exercise are detailed in Part C of this report. The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Annexure 11 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

2 Professional Competency of The Valuer

Ms. L Anuradha is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset classes of Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since September 2022. She completed her Bachelor's in Architecture in 2002 and Master's in Planning from School of Planning & Architecture in 2004.

L. Anuradha (IBBI registration No. IBBI/RV/02/2022/14979) as a registered valuer entity under Section 247 of the Companies Act, 2013 and The Companies (Registered Valuer and Valuation) Rules, 2017 has more than 20 years of experience in the domain of urban infrastructure, valuation, and real estate advisory. She was working as an Associate Director for Cushman and Wakefield (hereinafter referred to as "C&WI") from 2013-2022 and was leading the team for Tamil Nadu, Kerala, and Sri Lanka. Prior to joining C&WI, she has been involved in various strategy level initiatives in Institutional development and Infrastructure for donor agencies and various Government and Private clients. Anuradha worked with SIVA group in the M&A practice where she was involved with the financial appraisal and valuation of real estate projects. Prior to this she has worked

with PriceWaterhouse Coopers in the Government, Real estate, and Infrastructure Development Practice where she was involved in carrying out financial appraisal and strategies for some of the State Governments in India. Her foundation in real estate valuation was at Jones Lang LaSalle where she worked for 3 years on multiple valuations and entry strategies for Indian NBFCs and funds.

Her last employment was at C&WI. As an Associate Director of the Valuation and Advisory team at C&WI, Ms. Anuradha provided support on identified business/ new opportunities, evaluated proposals for new property investments and/ or dispositions while providing analytical support for Investment recommendations. Anuradha was also key personnel in carrying out the Market study for the Mindspace REIT Micro Markets in India. She has undertaken valuations exercises for multiple private equity/ real estate funds, financial institutions, developers, and corporates across asset classes of commercial, retail, residential and hospitality. Her clientele included HDFC, Xander, DLF, RMZ, Embassy Group, CapitaLand, Tata Capital, Tata Realty, TVS group etc.

3 Independence and Conflicts of Interest

The Valuer confirms that there are no conflicts of interest so far as discharging her duties as a valuer for the Subject Property/ business is concerned and has undertaken the valuation exercise without the presence of any bias, coercion, or undue influence of any party, whether directly connected to the valuation assignment. There has not been any professional association with the Client or the Subject Property in past five years from the date of this report.

The Valuer or any of her employees involved in valuing the assets of the REIT have not invested nor shall invest in securities of any of the Subject Property being valued till the time she is designated as Valuer and not less than six months after ceasing to be a Valuer of the REIT.

4 Purpose of Valuation

The purpose of this valuation is for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

5 Basis of Valuation

Given the purpose of valuation as mentioned above, the valuation exercise has been carried out to estimate the "Market Value" of the Subject Property in accordance with the IVSC International Valuation Standards as effective from 31 January 2025 and as applicable on the date of valuation.

"Market Value" is defined according to 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 and where the parties had each acted knowledgeably, prudently and without compulsion.*'

6 Valuation Approach & Methodology

 Understanding of the project	• Conduct site visit of the project to understand location and site dynamics. • Assess the nature of project. • Understand from documents provided and inputs from Client if there are any other covenants with respect to the marketability of the asset.
 Assessment	• Conduct Market Research to arrive at relevant assumptions and inputs. • Determining appropriate valuation methodology and conducting valuation procedures to determine fair value. • Sharing draft valuation report with Client
 Review and Closure	• Providing final value conclusion and report to the Client.

The basis of valuation for the Subject Property being Market Value, the same may be derived by any of the following approaches:

Discounted Cash Flow Method using Rental Reversion

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the property to prospective tenants typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In order to arrive at a unit value for these tenancies, we have considered the impact of such sub/above market leases on the valuation of the Subject Property.

For the purpose of valuation of the Subject Property, Income Approach - Discounted Cash Flow Method using Rental Reversion has been adopted.

7 Assumptions, Departures and Reservations

This valuation report has been prepared on the basis of the assumptions within the instructions (Caveats & Limitations) detailed in Annexure 11 of this report. The development mix, built up area, land area and lease details such as lease rent, lease commencement and lease end date, lock - in period, escalation terms, etc. pertaining to the Subject Property is based on the appropriate relevant documents which has been provided by the Client and the same has been adopted for the purpose of this valuation.

8 Inspection

The Property was inspected on 28th February 2025 by the Valuer. No measurement or building survey has been carried out as part of the valuation exercise. The Valuer has relied entirely on the site areas provided by the Client, which has been assumed to be correct. Based on the discussions with the Client it has been assumed that no material change in the condition of the property has taken place.

9 General Comment

A valuation is a prediction of price, not a guarantee. By necessity it requires the valuer to make subjective judgments that, even if logical and appropriate, may differ from those made by a purchaser, or another valuer. Historically it has been considered that valuers may properly conclude within a range of possible values.

The purpose of the valuation does not alter the approach to the valuation.

Property values can change substantially, even over short periods of time, and thus the valuation of the Subject Property herein could differ significantly if the date of valuation was to change.

This report should not be relied upon for any other purpose other than for which this valuation exercise has been undertaken for.

10 Confidentiality

The contents of this Report are intended for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents except as maybe required in connection with disclosure of valuation of assets, forming part of the portfolio of Brookfield India REIT under the applicable law.

11 Authority

The Client acknowledges and agrees that the Valuer's services hereunder (including, without limitation, the Deliverables itself and the contents thereof) are being provided solely to the Client in relation for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40) and disclosure in the Documents and in the valuation report, as may be required.

The Valuer consents to the usage of her name as an expert, in relation to the Report, in the Documents. If the Client desires to use the Deliverables or the Valuer's name in any other offering other than the Documents as contemplated under the LOE, then the Client shall obtain the Valuer's prior written approval for such usage. The Client shall indemnify the Valuer for any losses suffered by her due to such usage other than for the Acquisition as contemplated under the LOE. Additionally, the Client herewith consents to provide or cause to be provided, an indemnification agreement in his favor, reasonably satisfactory to her for any use of the Report other than for the purpose permitted under the LOE. It is however clarified that the indemnity shall not cover any losses resulting from the use of the Report for the purpose stated above including disclosure in the Documents and in the valuation report.

12 Reliant Parties

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

13 Limitation of Liability

The Valuer shall endeavor to provide services to the best of its ability and professional standards and in bonafide good faith. Subject to the terms and conditions in this Agreement, the Valuer's total aggregate liability to the Manager arising in connection with the performance or contemplated performance of the services herein, regardless of cause and/or theory of recovery, shall not exceed the total fees paid to Valuer by Client hereunder.

The Valuer acknowledges that it shall consent to be named as an 'expert' in the Documents and that its liability to any person, in its capacity as an expert and for the Report, shall be without any limitation and in accordance with law. In the event that the Manager, the sponsors, the trustee, the REIT, the intermediaries appointed in connection with disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Report, the Claim Parties will be entitled to require the Valuer to be a necessary party/respondent to such claim and he shall not object to

his inclusion as a necessary party/ respondent. In all such cases, the Manager agrees to reimburse/ refund to the Valuer, the actual cost (which shall include legal fees and external counsel's fee) incurred by him while becoming a necessary party/respondent. If the Valuer does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defense in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against him in this regard.

14 Disclosure and Publication

The Valuer must not disclose the contents of this valuation report to a third party in any way, except as allowed under the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars. As per the terms and regulation 2(1) of the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars, it may be noted that the Valuation report is prepared in accordance with said REIT regulations.

15 Anti-Bribery & Anti-Corruption

Both Parties represents, warrants, and undertakes that:

They are familiar with applicable Anti-Corruption Laws under this Agreement including but not limited to Prevention of Corruption Act 1988 and will ensure that neither it nor any of its officers, directors, shareholders, employees and agents or any other person acting under its implied or express authority will engage in any activity, practice or conduct which would constitute an offence under, or expose or potentially expose either Party to any direct or indirect liability, under Applicable Anti-Corruption Laws;

It is further agreed that breach of any of the above undertakings shall be deemed to be a material breach of the Agreement and in case she is insisted upon or asserted by the Client to violate any of the above said undertakings in any form or manner, on pretext of business relationship or otherwise, the Valuer shall have a discretionary right to terminate this Agreement without any liability or obligation on his part.

Such termination of this Agreement shall not in any way prejudice the rights and obligations (including payment for the services delivered under this Agreement) already accrued to the Valuer, prior to such termination.

B National Capital Region Overview

For the purpose of the valuation exercise, reliance has been made on the market report prepared by Cushman and Wakefield India Private Limited (C&WI), who has been appointed by the Client as an independent consultant to carry out Industry and Market Report.

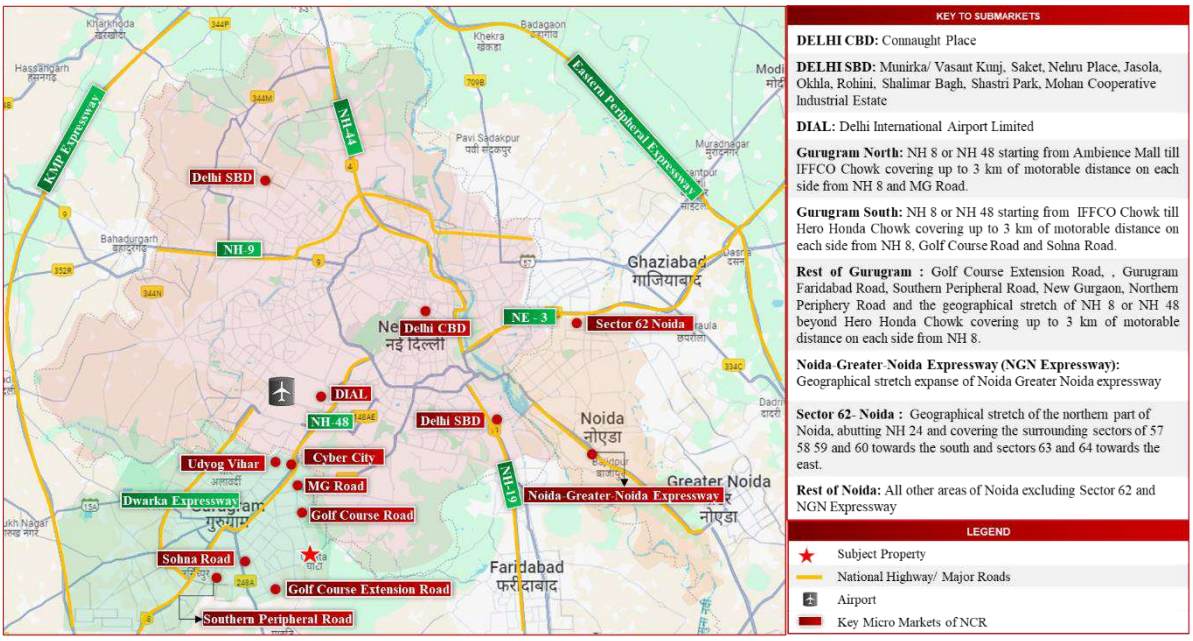
1 National Capital Region Overview

National Capital Region (NCR) is the world's second largest urban agglomeration by population and the largest by area (*Source: www.un.org)*. It is an urban agglomeration, which encompasses the entire National Capital Territory (NCT) of Delhi as well as urban areas surrounding it in neighbouring states of Haryana, Uttar Pradesh, and Rajasthan. In the last two decades, urbanization in Delhi has spread rapidly towards adjoining towns in the neighbouring states of Haryana and Uttar Pradesh. The proliferation of service and industrial activities resulted in significant migration of people from Delhi, mainly towards Gurugram, Noida and Ghaziabad.

1.1 Real Estate Overview

Office

The map below highlights the key office micro markets of NCR illustrating the geographical expanse of the office market. The Micro Markets covered for the analysis are the prime contributors to the office supply in NCR.



Source: Cushman and Wakefield Research
(Map not to scale)

NCR is presented as a consolidated office market comprising four independent micro markets:

1. Delhi (which further comprises micro-markets viz, Delhi CBD & Delhi SBD)
2. Gurugram (which further comprises micro-markets viz, Gurugram North, Gurugram South & Rest of Gurugram)
3. Noida (which further comprises micro-markets viz, Sector 62, Noida–Greater Noida (NGN) Expressway & Rest of Noida)

The table below highlight the key statistics of NCR's office micro markets:

Particulars	NCR overall	Delhi	DIAL	Gurugram*	Noida	Rest of Gurugram	Golf Course Extension Road^
Total Completed Stock till 9M CY 2025 (msf)	101.50	3.45	2.56	70.76	24.73	19.57	12.28
Current Occupied Stock till 9M CY 2025 (msf)	84.18	2.88	1.92	58.79	20.59	13.27	9.11
Current Vacancy 9M CY 2025 (%)	17.1%	16.4%	25.1%	16.9%	16.7%	32.2%	25.8%
Avg. Annual Absorption – CY 2022 – 9M CY 2025 (msf)	5.55	0.16	0.18	3.87	1.35	1.36	1.30
Future Supply Q4 CY 2025 E – CY 2027 E (msf)	13.01	-	3.01	4.62	5.39	2.49	2.21
Market Rent – 9M CY 2025 (INR psf / month)	97	154	232	104	56	66	72

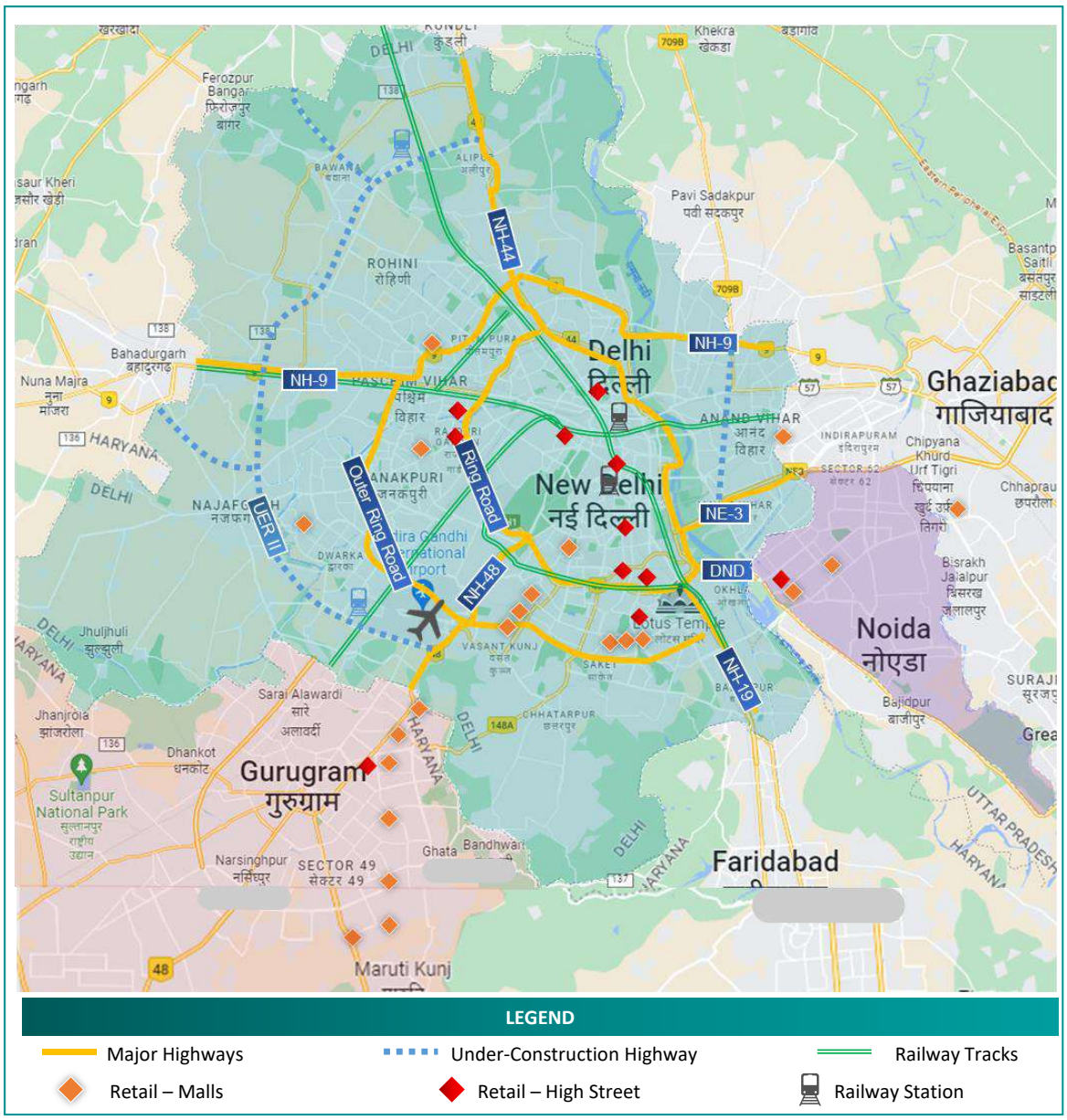
Source: Cushman and Wakefield Research

Notes:

1. *Only Grade A office spaces have been considered for the analysis presented in the above table.*
2. *Ghaziabad, Greater Noida and Faridabad have minimal office supply and have not been captured in the analysis.*
3. **Brookfield India REIT's city market for the Subject Property.*
4. *^Subject Micro-Market within Brookfield India REIT's city market for Subject Property.*
5. *Stock ("stock" and / or "relevant stock") and Supply ("supply" and / or "relevant supply") numbers are computed by excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria. Additionally, for Noida, non-IT buildings are also excluded from the analysis.*
6. *The net absorption value refers to the net additional leasing activity which has occurred in the year and excludes pre-commitments or renewals. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*
7. *Vacancy and Net Absorption numbers are computed on the relevant stock.*
8. *The future supply estimates are based on analysis of proposed and under construction buildings.*
9. *The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
10. *Rentals presented above are quoted weighted average values on completed stock.*

Retail

National Capital Region (NCR) has become one of the largest retail markets in India. Delhi NCR offers a variety of retail formats with major chunk of supply concentrated in Delhi, Gurugram and Noida. The successful launch of three-office REITS in the Indian market paved way for first retail REIT, backed by Blackstone in 2023. The Retail landscape of the NCR is presented in the map below:



*Source: C&WI Research; *Map not to scale*

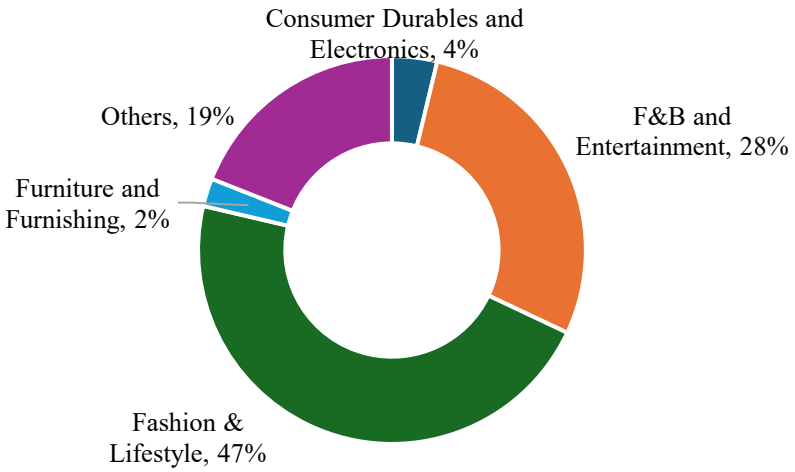
In recent years, a noticeable and transformative shift in consumer preferences and retail trends has been observed, with momentum steadily moving away from traditional mall developments towards F&B and high street developments. Delhi NCR has adeptly embraced and accommodated this evolving trend. This significant change is indicative of a broader transformation in the retail landscape, driven by evolving consumer expectations, lifestyle choices, and a desire for more personalized and community-oriented experiences.

In urban centres around the world, F&B culture has emerged as a dominant force reshaping the retail landscape. Consumers, especially the working population, are increasingly prioritizing such experiences. They seek out dining experiences that also provide social interaction, entertainment, and an escape from their day-to-day life.

In Delhi-NCR specifically, traditional malls and high streets have focused on fashion ware. However, new establishments in Delhi-NCR have increasingly focused on creating specific F&B oriented spaces in order to create a unique and authentic dining experience for the visitors. Case in point, major retail destinations of Delhi-NCR today like DLF Cyber Hub (Gurugram), Worldmark Aerocity (Delhi), 32nd Avenue (Gurugram), Advant Navis (Noida) are primarily F&B focused destinations. Even large traditional malls like DLF Avenue (Delhi) and Gardens Galleria (Noida) have experienced expanding F&B areas.

The prominence of F&B can be seen in the sectoral chart of NCR below:

NCR Sectoral Absorption (CY 2017 - 9M CY 2025) ~ 13.1 msf



Source: Cushman and Wakefield Research

Note: The data presented in the above chart is a representative data set of the major lease transactions that have happened since 2017.

As illustrated in the chart above, F&B and entertainment tenants have contributed to 28% of the retail absorption from CY 2017 till 9M CY 2025.

The key drivers of demand for retail space in NCR are as follows:

1. **Proximity to prominent residential nodes -** Malls located near residential areas benefit from a direct catchment of potential customers. Proximity to residential nodes makes it convenient for residents to access these retail developments, reducing travel time and effort. This convenience factor significantly enhances footfall and patronage. As residents are aspiring to a higher quality of life and modern amenities, retail developments are becoming integral to fulfilling their lifestyle aspirations.
2. **Lifestyle and Entertainment** – Gen Z and Millennial population today are increasingly on the lookout for destinations for shopping and entertainment. These people today enjoy higher disposable income and spending confidence. Retail developments with large entertainment spaces, multiplexes, salons, etc. attract higher footfall from this segment.
3. **Presence of office development -** Presence of social and lifestyle infrastructure near the office premises is more preferred by the working population. These amenities cater to the needs and preferences of the working population, providing opportunities for socializing, relaxation, and leisure activities. A retail development with F&B structure contributes to a better work-life balance for employees as they can easily unwind, socialize, or engage in recreational activities after work without having to commute far. Further, this provides convenient venues for informal business meetings, networking events, and client lunches.

2 Brookfield India REIT's City Market - Gurugram

Worldmark Gurugram is a freehold, Grade-A asset located in Gurugram city market of NCR. The Subject Micro Market has well-planned infrastructure, is in proximity to key office and residential vectors and has established social infrastructure.

2.1 Overview

Gurugram (often called the millennium city) is located towards the South-West of Delhi. Gurugram falls under the Indian state of Haryana. Gurugram district is the second largest city of Haryana and serves as its industrial and financial centre. As per the Census 2011, Gurugram has the 3rd highest per capita income in India after Chandigarh and Mumbai. The area of the Gurugram District is 1,258 sq. km.



Source: Cushman and Wakefield Research
(Map not to scale)

Note: CPR stands for Central Peripheral Road
Note: The DMRC Yellow Line metro is under construction and will be extended from Millenial City Centre Gurugram to Udyog Vihar, via Old Gurugram and finally terminating at Cyber City rapid metro station. Also, a station for Delhi – Alwar RRTS is proposed to enter Gurugram from Aerocity with a station at Cyber City and Rajiv Chowk on NH – 48. The source for the said metro routes is the information available in the public domain and may differ subject to final approvals.

Connaught Place is at approximately 22 km from Cyber City. Further, the Indira Gandhi International Airport which is currently the only International Airport servicing the civil aviation demands of NCR is located at approximately 12 km from Cyber City. Compared to other suburban locations in Delhi, Gurugram enjoys several competitive advantages like presence of large multi-national corporations (MNCs) and their corporate office hubs, presence of multiple nationalized developers, connectivity, support infrastructure etc. Locational advantages along with presence of physical and social infrastructure has helped Gurugram to emerge as one of the prime office markets of NCR.

2.2 Real Estate Overview

Office: The established office clusters of Gurugram are concentrated towards Cyber City, Udyog Vihar, MG Road, Golf Course Road and Sohna Road. Golf Course Extension Road is the next emerging office location after the clusters stated above. Gurugram is primarily characterized by investment grade developments offering modern amenities. To name a few, established players like DLF, Brookfield, Hines, Vatika, Tata Realty, CapitaLand, Bharti, and others have their footprint in Gurugram.

Retail: The retail landscaping of Gurugram is skewed towards retail mall format. MG Road, Golf Course Road, Sohna Road and NH 48 are the established retail mall locations of Gurugram. Galleria Market in DLF Phase – IV is one of the prominent high streets in Gurugram. Presence of a significant young working population in Gurugram led to the emergence of new formats viz.

F&B hubs like DLF Cyber Hub, Sector 29 and 32nd Avenue, are well accepted now. Golf Course Extension Road, Southern Periphery Road and Northern Periphery Road are the emerging locations for retail development. Golf Course Extension Road is primarily skewed towards high street retail formats.

Residential: The established residential clusters of Gurugram are concentrated towards Golf Course Road, Sohna Road, Sector 51 – 56 and Udyog Vihar. Golf Course Extension Road has also gained prominence as a residential location over past 2-3 years. Southern Periphery Road and Northern Periphery Road are the upcoming residential locations.

Other lifestyle: The hospitality segment in the Gurugram comprises of international and national renowned hotel groups such as Taj, Oberoi, Trident, Hyatt and many more located centrally in the city and servicing to foreign and domestic travellers. The hospitality segment in the city has grown tremendously to accommodate the growing demand from office occupants and residential population of the city. Currently, Gurugram houses over 2,500 keys in 4 & 5-star category of hospitality segment.

With more than 16,000 students graduating every year, Gurugram has ample talent pool to cater the office occupants present in the city. MDI, Amity University, ICFAI Business School etc. are few of the renowned educational campuses present in Gurugram.

2.3 Gurugram – Office Overview

Evolution of Gurugram as an office market has been phenomenal. With Gurugram emerging as an alternate to Delhi, it has witnessed multiple patterns of development viz. from strata sold developments to fully owned buildings and to integrated / campus developments. Supply introduced in the market in recent years has followed the demand characteristics, which gave rise to suitable patterns and quality of developments as required by the occupiers. Gurugram is divided into three office micro markets:

- Gurugram North – NH 48 starting from Ambience Mall till IFFCO Chowk covering up to 3 km of motorable distance on each side from NH 48 and MG Road.
- Gurugram South – NH 48 starting from IFFCO Chowk till Hero Honda Chowk covering up to 3 km of motorable distance on each side from NH 48, Golf Course Road and Sohna Road.
- Rest of Gurugram – Golf Course Extension Road, Gurugram Faridabad Road, Southern Peripheral Road, New Gurugram, Northern Periphery Road and the geographical stretch of NH 48 beyond Hero Honda Chowk covering up to 3 km of motorable distance on each side from NH 48. The Subject Property is located in Golf Course Extension Road falling under Rest of Gurugram.

2.4 Gurugram – Key Statistics

Particulars	Details
Total Completed Stock (9M CY 2025)	Approximately 70.76 msf
Current Occupied Stock (9M CY 2025)	Approximately 58.79 msf
Current Vacancy (9M CY 2025)	Approximately 16.9%
Avg. Annual Net Absorption (CY 2022 – 9M CY 2025)	Approximately 3.87 msf
Future Supply (Q4 CY 2025E – CY 2027 E)	Q4 CY 2025E: NIL CY 2026E: Approximately 3.06 msf CY 2027E: Approximately 1.56 msf

Source: Cushman and Wakefield Research

Notes:

1. *Only Grade A office spaces have been considered for the analysis presented in the above table. Vacancy and Net Absorption numbers are computed on the relevant stock.*
2. *Only Grade A relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria.*
3. *The future supply estimates are based on analysis of proposed and under construction buildings.*
4. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

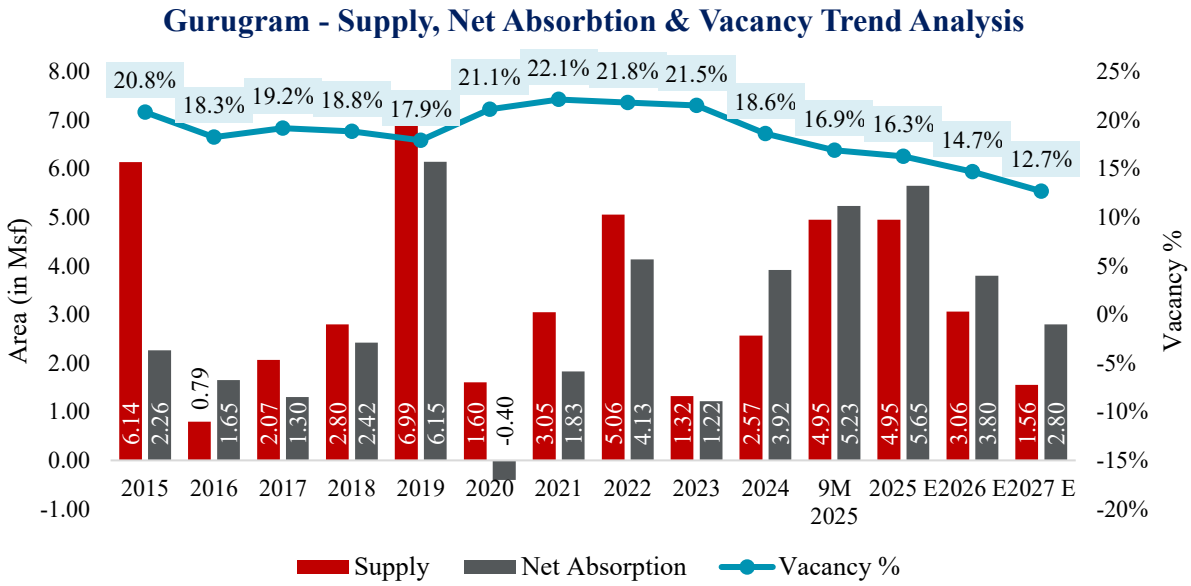
The key drivers of demand for office space in Gurugram are as follows:

- **Connectivity and linkages**: Gurugram is well connected to other nodes of NCR via robust road and metro network. Hence, efficient management of commuting by public and private mode of communication makes it a conducive location for workforce travelling for work.
- **Proximity to Indira Gandhi International airport**: Gurugram is in close proximity to airport and hence attracted large occupier base to the city. Its closeness to airport helped the city to grow at a very fast pace.
- **Presence of social and lifestyle infrastructure:** Along with good physical infrastructure the city offers a healthy mix of social and lifestyle infrastructure. Presence of good schools like Shri Ram, Shiv Nadar, Lotus valley, Suncity etc.; good hospitals like Artemis, Medanta, Fortis, etc.; retail malls like Ambience Mall, MGF Metropolis, etc.; F&B formats like Cyber Hub, 32nd Avenue, Sector 29 etc.; crèche like Klay, IPSAA, Footprint etc.; has made Gurugram as one of the most preferred micro markets for the working population. The city offers easy accessibility to the amenities required by the working population to lead life independently.
- **Access to educated talent pool from Delhi, Haryana, Punjab, Rajasthan, and Uttar Pradesh:** As the city is accessible through multiple modes of transportation and it offers residential spaces across various price categories, it attracts talent pool from all adjoining locations.
- **Growth of IT and GCC in India:** As India is moving ahead into a higher growth trajectory; the real estate requirement of the growing technology industry is also increasing. Traditionally, the Indian Technology industry was centered in Bangalore and later expanded to other cities such as Noida, Gurugram, Hyderabad, Pune, Chennai, and Mumbai. Concurrently, ~60% of Fortune 500 companies have set up their GCCs in India.

  India has become a host to a staggering count of over 1,760 Global Capability Centers (GCCs) in the fiscal year 2025. These GCCs have collectively amassed a revenue of nearly USD 65 billion, providing employment to over 2 million individuals. The allure of India's adept workforce and well-equipped office infrastructure has beckoned numerous multinational corporations to establish GCCs within the country. With the growth in IT Sector and GICs/GCCs, the demand for real estate from these companies have also seen an increase. These companies generally have high stickiness and typically prefer office spaces which offer large floor plates, amenities in the park and have proximity to the talent pool catchment areas.
- **Healthy mix of Commercial, IT/ITeS, Non-IT and SEZ Developments:** Gurugram offers a healthy mix of Commercial, IT/ ITeS, Non-IT and SEZ office space and hence attracts the occupier base across categories.

2.5 Supply, Net Absorption & Vacancy

The supply, net absorption & vacancy trend for Gurugram is as follows:



Source: Cushman and Wakefield Research

Notes:

1. *Only Grade A relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria.*
2. *Future supply estimates are based on analysis of proposed and under construction buildings, however future absorption estimates are derived basis past trends, current vacancy, and estimated supply.*
3. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

The micro markets in Gurugram developed their individual flavours in terms of nature of developments (campus and integrated, strata and non-strata buildings) and larger developers created an ecosystem favouring their developments. Occupiers prefer office spaces offering better amenities and the health & safety standards. With infrastructure getting a boost from the government and city limits expanding, new micro markets are gaining prominence as office destination.

Gurugram's commercial real estate market has demonstrated strong momentum in 9M CY 2025, with net absorption reaching a record 5.23 msf—the highest since 2020. In the last 2 years the net absorption exceeded new supply, signalling robust demand. Vacancy rates have been steadily declining, standing at 16.9% as of 9M CY 2025. With increased hiring across the sectors specially Technology and BFSI (which are large contributors to office market of India) the new demand is likely to keep growing for the office market. Gurugram's nature of hosting diverse demand from sectors like Technology, BFSI, professional services, media and telecom would help keeping the net absorption figures growing. In our view, the future supply would follow net absorption trends, maintaining the real estate growth momentum in the city. Hence, the vacancy levels are expected to move southward in the coming future.

The analysis of current overall vacancy level of Gurugram suggest that the vacancy levels for non-strata development is 13.1% as compared to the strata developments at 24.8%. This clearly demonstrates the preference of occupiers in the market.

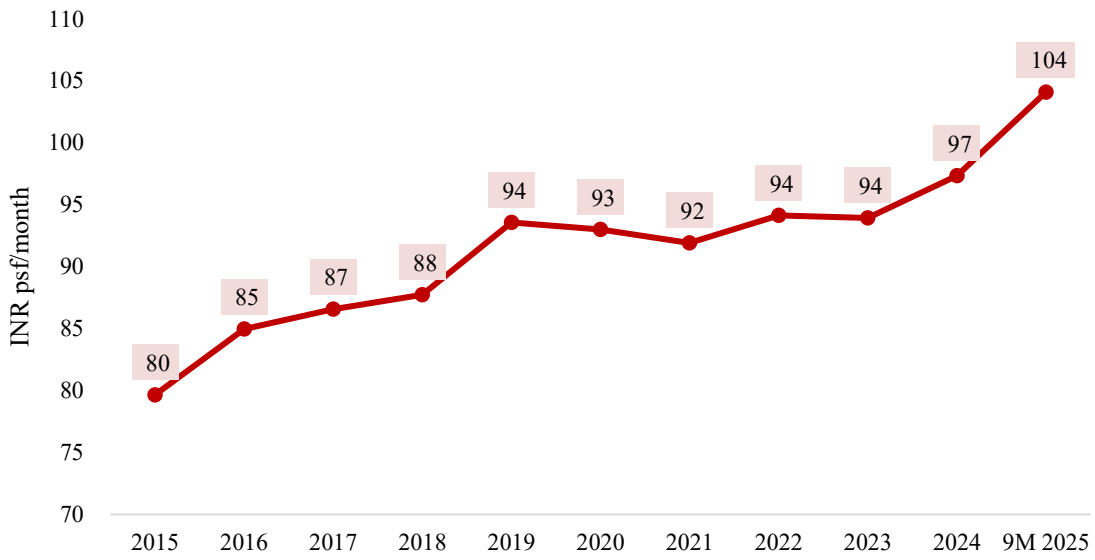
It is further evident from the fact that the vacancy of the prominent non-strata developments of Gurugram has consistently remained sub 5%. As on 9M CY 2025, office buildings like One Horizon Center, DLF Cyber Park are fully occupied. Multiple buildings in DLF Cyber City, NH Prime And TRIL Commercial Tower have vacancy below 5%. Further, buildings such as DLF Downtown Block 4 and DLF Atrium Towers 1, 2, and 3, which have been recently added to the micro market, witnessed strong pre-commitments of over 95% and 70%, respectively.

Looking ahead, Gurugram's office landscape is set to be primarily shaped by non-strata owned developments. This is evident in the anticipated future supply of approximately 2.75 msf scheduled for completion between Q4 CY 2025E – CY 2027E.

2.6 Rental Trend Analysis

The rental trend for Gurugram is as follows:

Gurugram – Quoted Rental Trend



Source: Cushman and Wakefield Research

Notes:

1. *Only Grade A relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area across Gurugram.*
2. *The quoted rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
3. *Rentals presented above are weighted average values on completed stock.*

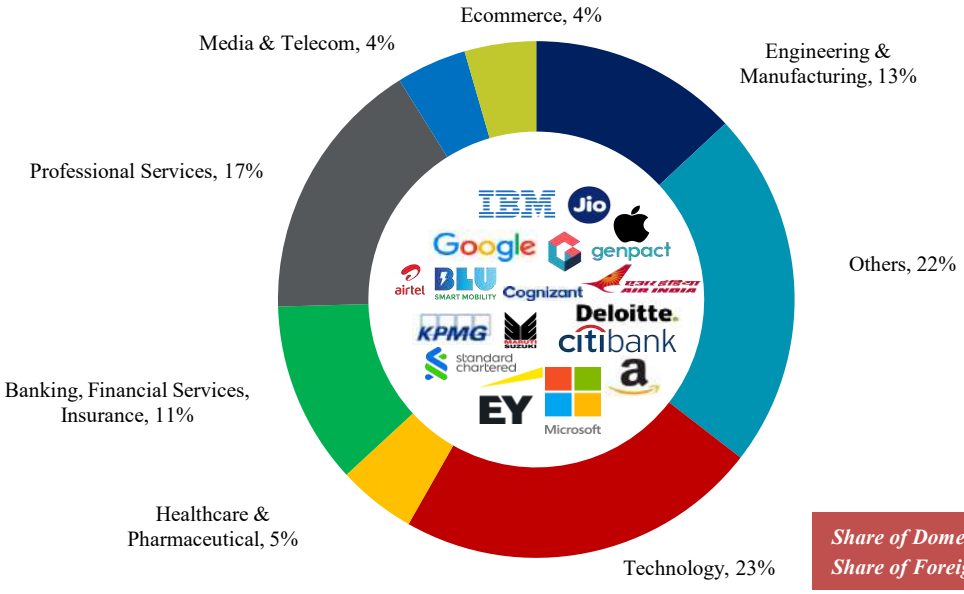
Gurugram witnessed stable rental growth of approximately 3.3% between CY 2015 and CY 2018, followed by a sharp spike in CY 2018–2019, pushing growth to around 6.6%. Between CY 2020 and CY 2022, around 75% of the new supply was concentrated in developing office micro-markets or strata-sold assets, which kept overall rentals largely stable during that period.

However, over the past two years, fresh supply in established micro-markets such as Golf Course Road and NH-8 Prime with AIPL The Masterpiece, Godrej GCR, DLF Downtown, DLF Atrium and HQ 27 has revived upward rental momentum. Since CY 2023, rentals have been on an uptrend, now commanding quoted rental of ~INR 104 psf per month.

Among Gurugram's micro markets, Golf Course Road commands the highest rentals followed by DLF Cyber City. NH-8 Prime micro market witnessed a drastic increase in rentals in 2019 due to the addition of DLF Cyber Park. With denotification allowed in SEZ developments; the rentals for various developments are expected to increase from current levels (as it broadens the potential occupier base for the property). Thus, creating an overall positive impact for the city.

2.7 Sectoral Demand Analysis – Gurugram (CY 2015 – 9M CY 2025)

Key Industries present in Gurugram
(CY 2015 – 9M CY 2025 ~66.4 msf)



Share of Domestic Occupiers: 39%
Share of Foreign Occupiers: 61%

Source: Cushman and Wakefield Research
Notes:
1. *The lease transactions of less than 10,000 sq. ft. were ignored for Domestic & Foreign occupier bifurcation.*
2. *Others include Automobile, Education, FMCG, Logistics & Shipping, Aviation, Diversified, Real Estate & Related Services, etc.*
3. *The sectoral absorption analysis is based on gross absorption activity of Gurugram's relevant stock i.e., including any relocations, consolidations etc. All pre-commitments & sale/ purchase transactions are excluded from this analysis.*

Gurugram's office supply constitutes an equal mix of commercial and IT/ITeS developments and reflects similar positioning in demand. Technology is the prominent sector contributing 23% to the overall demand. The other prominent industries contributing 41% to the demand are Professional Services (17%), Engineering & Manufacturing (13%) and BFSI (11%). In the recent years, factors like start-ups, individual set-ups, emergence of e-commerce, change in consumer behaviour has further led to the increase in demand of office space (including flexi workspace). The mix of foreign and domestic occupants in Gurugram is 61:39.

2.8 Gurugram Retail Overview

Gurugram retail micro markets comprise of prominent retail mall developments. Driven by aggressive expansions of domestic and global brands along with upbeat market sentiments and shifting consumer preferences, the demand for Grade A retail space has increased, resulting in more quality developments in Gurugram.

The table below highlights prominent mall developments across Gurugram and the vacancy status of the same:

S.No.	Project Name	Location	Completion Year	Gross Leasable Area	Vacancy % (9M 2025)	Average Current Quoted Rental Range (Ground Floor – Vanilla)	Major Tenants
1	Ambience Mall	NH – 8, Gurugram	2007	1.30 msf	0 – 5%	550 – 575	Zara, H&M, Marks & Spencer, Pantaloons, Uniqlo
2	MGF Metropolitan Mall	Sector 25, Gurugram	2003	0.25 msf	10 – 15%	275 – 300	Shopper's Stop, Nike, Adidas, PVR, Blackberry
3	Ardee Mall	Sector 52, Gurugram	NA	0.38 msf	5 – 7%	200 – 225	Reliance Digital, Aldo, Bata, Forever New & Spencer
4	Airia Mall	Sector 68, Gurugram	2020	0.50 msf	5 – 10%	150 – 175	Cinepolis, Reliance Smart, Westside, Iconic, Smaaash

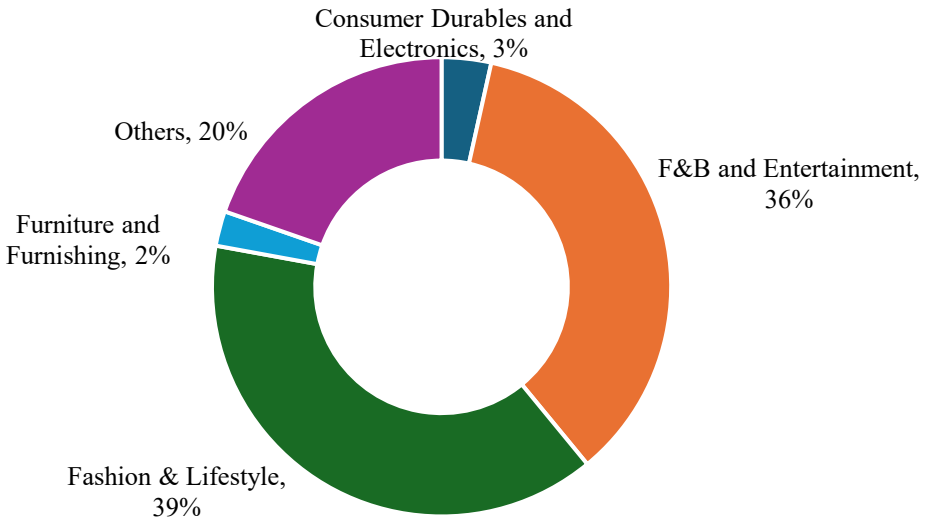
The table below highlights prominent non-strata retail developments (in F&B format) across Gurugram and the vacancy status of the same:

S.No.	Project Name	Location	Completion Year	Gross Leasable Area	Vacancy % (9M 2025)	Average Current Quoted Rental Range (Ground Floor – Vanilla)	Major Tenants
1	DLF Cyber Hub	Sector 24, Gurugram	2013	0.46 msf	0 – 2%	225 – 250	Decathlon, Uniqlo, Marks & Spencer, Nike, Modern Bazaar
2	Worldmark	Sector 65, Gurugram	2019	0.27 msf	3 – 5%	225 – 250	INOX, Croma, Modern Bazaar, Hamleys, Striker Privee, Haldirams
3	One Horizon Centre	Sector 43, Gurugram	2018	0.06 msf	0 - 1%	225 – 250	Cozy Box, Delhi Club House, Hahn's Kitchen, Brew Dog
4	Ireo Grand View	Sector 58, Gurugram	2019 (OC received in 2024)	0.35 msf	35 - 40%	175 – 200	Bellagio, Romeo Lane, Nappa Dori, Suvasa

Presence of a significant young working population in Gurugram led to the emergence of new formats viz. F&B hubs like DLF Cyber Hub, Sector 29 and 32nd Avenue and are well accepted now. Golf Course Extension Road, Southern Periphery Road and Northern Periphery Road are the emerging locations for retail development. Golf Course Extension Road will largely have a high street retail format.

The presence of F&B in retail developments of Gurugram is illustrated in the chart below:

Gurugram Sectoral Absorption (CY 2017 - 9M CY 2025) ~ 3.9 msf



Source: Cushman and Wakefield Research

Note: The data presented in the above chart is a representative data set of the major lease transactions that have happened since 2017.

3 Rest of Gurugram – Micro Market

3.1 Overview

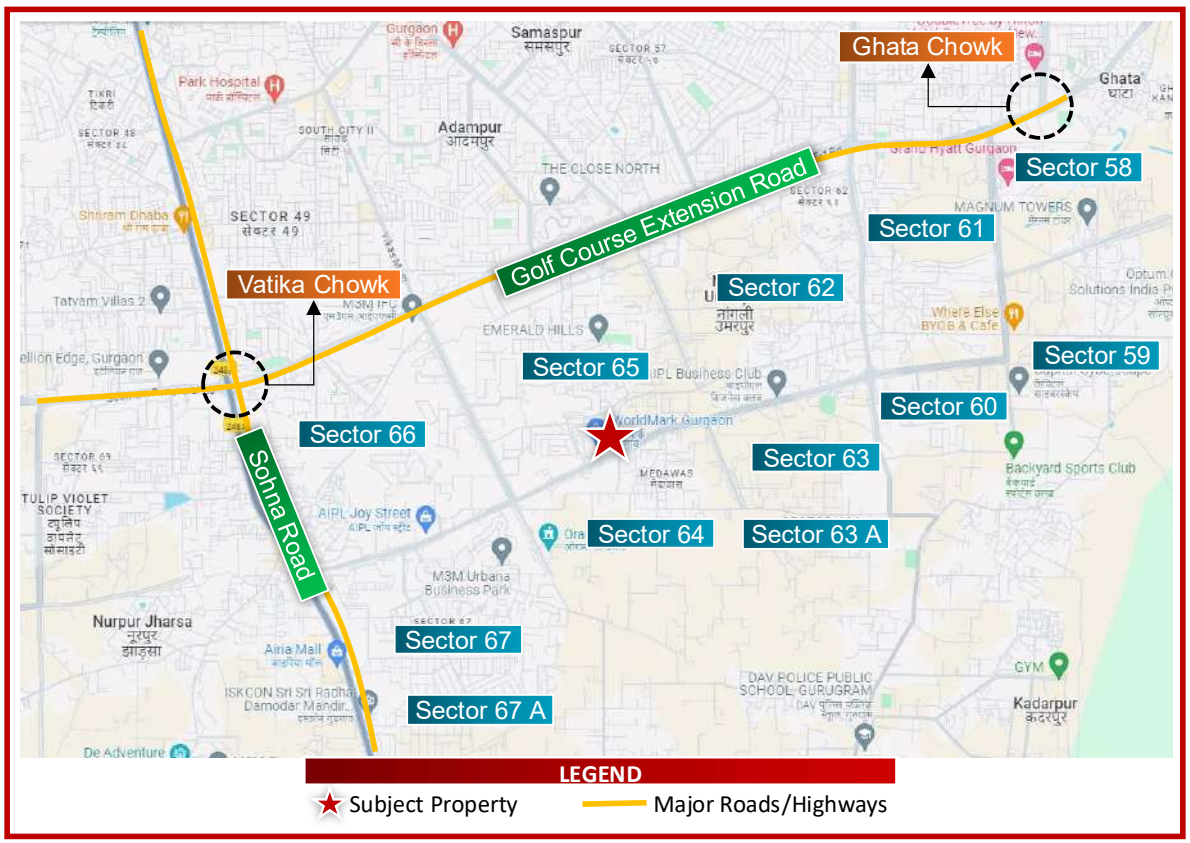
Rest of Gurugram comprises Golf Course Extension Road, Gurugram Faridabad Road, Southern Peripheral Road, New Gurugram, Northern Periphery Road and the geographical stretch of NH 48 beyond Hero Honda Chowk covering up to 3 kms of motorable distance on each side from NH 48.

Sub-Micro Market	Sectors / Description of Location
Golf Course Extension Road	Sectors 58 till Sector 67A
Southern Peripheral Road	Sector 69 till Sector 75A
New Gurugram	Sectors 76 till 95B
Norther Peripheral Road (Dwarka Expressway)	Sector 36, 36A, 36B, 37D, and 99 till 115
NH8 Non-Prime	Geographical stretch of NH 48 beyond Hero Honda Chowk covering up to 3 kms of motorable distance on each side from NH 48
Gurgaon Faridabad Road	Geographical stretch along the Gurgaon Faridabad Road from Gwal Pahari till it connects Faridabad near Sector 48

4 Golf Course Extension Road (GCER) –Subject Micro Market

4.1 Overview

Golf Course Extension Road (GCER) is situated in the south-eastern part of Gurugram. This Micro Market is the extended part of Golf Course Road and comprises of sectors 58, 59, 60, 61, 62, 63, 63A, 64, 65, 66, 67 & 67A of Gurugram. Golf Course Extension Road, which is the main arterial road, connects Subject Micro Market to other micro markets of Gurugram and to NH 48 through Southern Peripheral Road (SPR). Sohna Road and the Golf Course Road are located on south of the Golf Course Extension Road. Appended map captures the placement of Worldmark Gurugram with respect to GCER.



Source: Cushman & Wakefield Research
(Map not to scale)

4.2 Social Infrastructure

Golf Course Extension Road is surrounded by a plethora of education, banking, shopping. medical and healthcare facilities thereby upping its quotient for upscale and convenient living.



Source: Cushman & Wakefield Research
(Map not to scale)

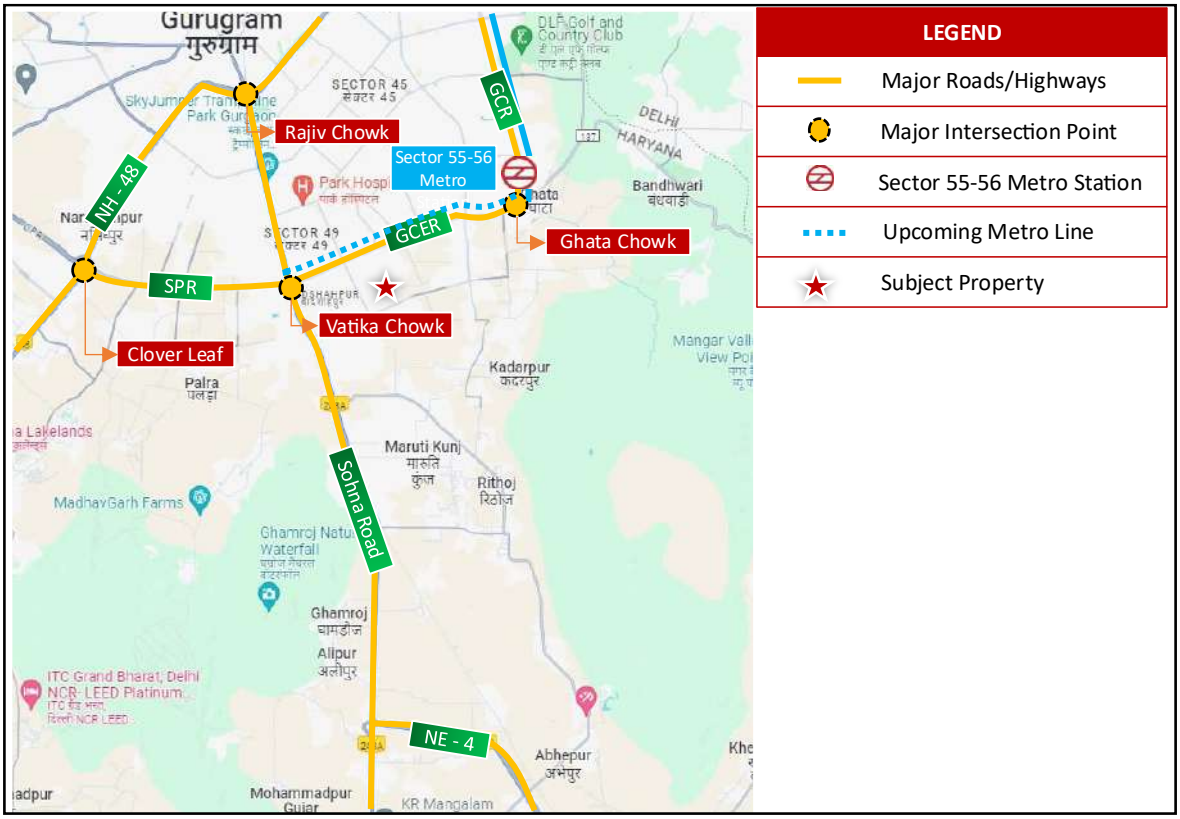
Key Commercial Developments | *Social Infrastructure* | *Retail Development* | *Proposed/Under Construction Office Developments* | *Hospitality Developments* | *Upcoming Retail Developments*

Key Office Developments	Social Infrastructure	Retail Developments	Proposed/ Under Construction Office Developments	Hospitality Developments	Upcoming Retail Developments
1. International Tech Park Gurgaon	1. Marengo Asia Hospital	1. Worldmark Gurugram (Subject Property)	1. AIPL Autograph	1. Lemon Tree Hotels	1. M3M Route 65
2. AIPL Business Club	2. Shalom Presidency	2. M3M Urbana	2. AIPL Statement	2. Grand Hyatt Hotel	2. M3M Paragon
3. Worldmark Gurugram (Subject Property)	3. Heritage Xperiential Learning School	3. AIPL Joystreet	3. Splendor Epitome	3. Double Tree by Hilton	3. Elan Empire

4. M3M Urbana business park	4. St. Xavier's Gurgaon	4. M3M International Finance Center			
5. M3M International Finance Center	5. DPS International, Sector 67A	5. M3M Cosmopolitan			
6. TRIL Intellion Park Towers 1 to 4		6. M3M Atrium 57			
7. M3M Urbana Premium		7. AIPL Joy Central			
		8. AIPL Joy Square			
		9. Adani Brahma Miracle Mile			

4.3 Physical Infrastructure

Golf Course Extension is an arterial road of Gurugram which is proposed to be 90 meters wide (with 30-meter-wide green belt on both sides). It starts from Ghata Chowk (intersecting point of Golf Course Road, Golf Course Extension Road, and Gurugram Faridabad Road) and runs up to Vatika Chowk (Intersection of Sohna Road, Golf Course Extension Road and Southern Peripheral Road).



Source: Cushman & Wakefield Research
(Map not to scale)

National Highway 48 can be accessed from Golf Course Extension Road via Southern Peripheral Road at clover leaf and via signal-free underpasses on the Golf Course Road at DLF Cyber City. Recent completion of the Vatika Chowk underpass near sector 49 has eased the traffic between the Southern Peripheral Road and Golf Course Extension Road. The nearest metro station for GCER is the Sector 55-56 Rapid Metro Station at Golf Course Road.

In terms of proposed physical infrastructure, 2 underpasses, 3 flyovers, an elevated road, an elevated U-turn, and a 6.34 kms Rapid Metro extension (from Sector 56 to Vatika Chowk) is planned to be developed at Golf Course Extension Road to ease out the traffic further. The Rapid Metro line is expected to have 5 new metro stations at Sector 56, Sushant Lok, Sushant Lok Phase-3, Rosewood City and Vatika Chowk.

4.4 Real Estate Overview

Golf Course Extension Road has established itself as a distinguished and premium real estate micro market. It has evolved as an alternative to the acclaimed Golf Course Road, serving as a pivotal center for premium real estate in Gurugram. The extension is sought to meet the growing demand for high-end residential and commercial properties.

Residential: The region features a mix of residential projects, including high-rise apartments, independent floors, plots, and villas by leading real estate developers promoting organized and professional development practices, emphasizing quality construction, innovative designs, and customer-centric approaches.

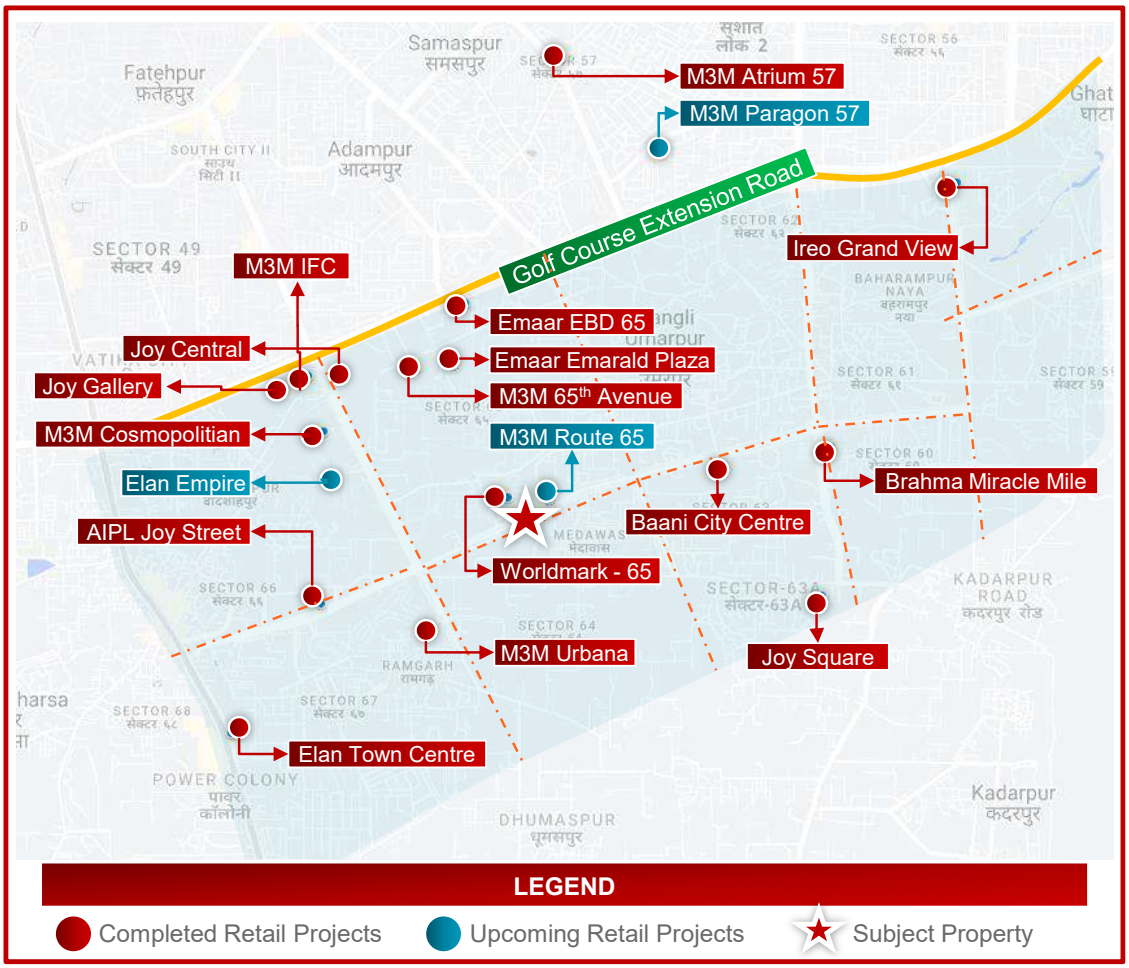
- Prominent Developers: DLF, M3M India, Hines, Conscient, Anant Raj, Emaar India and Signature Global
- Ready to move / complete residential projects: Ireo Grand Arch, M3M Merlin, M3M Golf Estate, Pioneer Urban Presidia, Ireo Victory Valley, Mahindra Luminaire, Emaar Digi Homes, Emaar Palm Drive etc.
- Upcoming residential developments: DLF The Arbour, M3M Heights, Trump Towers, Mahindra Luminaire Phase 2, etc. which are in various stages of construction.

There are number of existing and upcoming residential supply (which is likely to get ready in next 3-5 years) at GCER. These residential developments are the primary catchment for the Subject Property.
The retail area at the Subject Property majorly constitutes F&B outlets; the preferred motorable distance by the residential population to access such formats is upto 10 kms (i.e., upto 20 – 30 minutes of drive). Hence, increase in residential habitation in the primary catchment is likely to have a positive impact on the performance of the Subject Property's retail area.

Retail: Over the last few years, Golf Course Extension Road has witnessed the introduction of numerous residential projects. This surge in residential development has consequently generated a demand for retail establishments within the Micro-Market. Several highstreets and commercial hubs along Golf Course Extension Road offer a mix of shopping, dining, and entertainment options.

- Prominent developers: Bharti Realty, Emaar India, M3M India, AIPL, and Adani – Brahma.
- Completed Retail Projects: Emaar Emerald Plaza, M3M Urbana, Worldmark Gurugram (Subject Property), AIPL Joy Street, M3M IFC, M3M Cosmopolitan, Baani City Centre, Elan Town Centre Sector-67, M3M 65th Avenue, Ireo Grand View, AIPL Joy Central, AIPL Joy Square, Adani Brahma Miracle Mile
- Upcoming Retail Projects: M3M Route 65, M3M Paragon 57, Elan Empire

The retail landscape of Golf Course Extension Road is mainly strata sold developments. The Subject Property is a prominent non-strata retail development in the Subject Micro Market. Few of the key completed and upcoming developments in Subject Micro Market are appended in the below map:



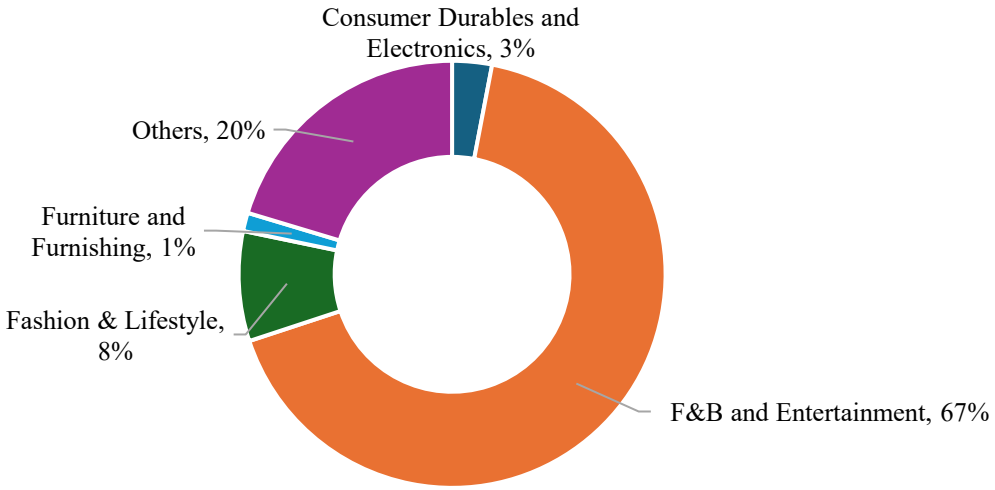
Source: Cushman & Wakefield Research
(Map not to scale)

Retail offerings on Golf Course Extension Road have emerged through mixed land-use developments that include a combination of retail high streets either with commercial spaces or residential developments. Instead of strictly segregating land for residential and commercial purposes, these developments envision spaces where individuals can seamlessly integrate living, working, and recreational activities, eliminating the necessity for lengthy commutes. Golf Course Extension Road as a micro market, has seen an increasing trend towards mixed-use developments to address the growing population and urbanization.

S.no.	Name of Building / Place	Ownership	Retail Type	Total Saleable Area / Leasable Area (in msf)	Launch Date
1	Worldmark Gurugram	Non-Strata	Office with Retail (F&B and Shopping)	0.27	2019
2	Ireo Grand View	Non-Strata	Office with Retail (F&B)	0.35	2019/2014
3	M3M Urbana	Strata	Office with Retail (F&B and Shopping)	0.36	2011
4	Emaar Emerald Plaza	Strata	Office with Supporting Retail	0.26	2012
5	Baani City Centre	Strata	Office with Retail	0.12	2012
6	M3M Cosmopolitan	Strata	Office with Retail (F&B and Shopping)	0.19	2014
7	AIPL Joy Street	Strata	Office with Retail (F&B and Shopping)	0.47	2016
8	Elan Town Centre Sector-67	Strata	Office with Retail (F&B and Shopping)	0.25	2017
9	M3M 65th Avenue	Strata	Office with Retail (F&B)	0.45	2017
10	M3M IFC	Strata	Office with Retail (F&B)	0.15	2018

Retail Developments on Golf Couse Extension Road are primarily F&B focused. Most of the projects in the Subject Micro Market have a more focused retail space for F&B and dedicated entertainment zones. These destinations are aesthetically designed and offer a unique experience to visitors. Properties can garner a significant portion of the footfall through these outlets. New visitors are frequently introduced to these properties through these F&B and entertainment outlets as these are more popular on social media websites and social circles. The Subject Property is one of the few prominent developments to have a mix of both F&B and shopping outlets. The following chart illustrates the contribution of F&B and entertainment in the retail absorption of the Subject Micro Market since 2017.

Golf Course Extension Road Sectoral Absorption (CY 2017 - 9M CY 2025) ~ 0.9 msf



Source: Cushman and Wakefield Research

Note: The data presented in the above chart is a representative data set of the major lease transactions that have happened since 2017.

As visible in the chart above, F&B and entertainment contributes a majority of the share (67%) to the total absorption of the Subject Micro Market.

4.5 Golf Course Extension Road – Office Market Overview (Overall)

Golf Course Extension Road is the next emerging location for office development, with the total office stock of 12.28 msf as on 9M CY 2025. The share of non-strata owned office stock is 6.25 msf (51%) and strata owned office stock is 6.04 msf (49%). Developers like TATA Realty, CapitaLand, M3M, AIPL, Emaar, Pioneer, and Capital Group hold notable share of approximately 78% of the office stock in the Subject Micro Market.

4.6 Key Statistics

Particulars	Overall	Non-Strata	Strata
Total Completed Stock (9M CY 2025)	12.28 msf	6.25 msf	6.04 msf
Current Occupied Stock (9M CY 2025)	9.11 msf	4.83 msf	4.28 msf
Current Vacancy (9M CY 2025)	26%	23%	29%
Avg. Annual Net Absorption (CY 2022 – 9M CY 2025)	1.30 msf	0.64 msf	0.67 msf
Future Supply (Q4 CY 2025 E – CY 2027 E)	2.21 msf	0.86 msf	1.35 msf

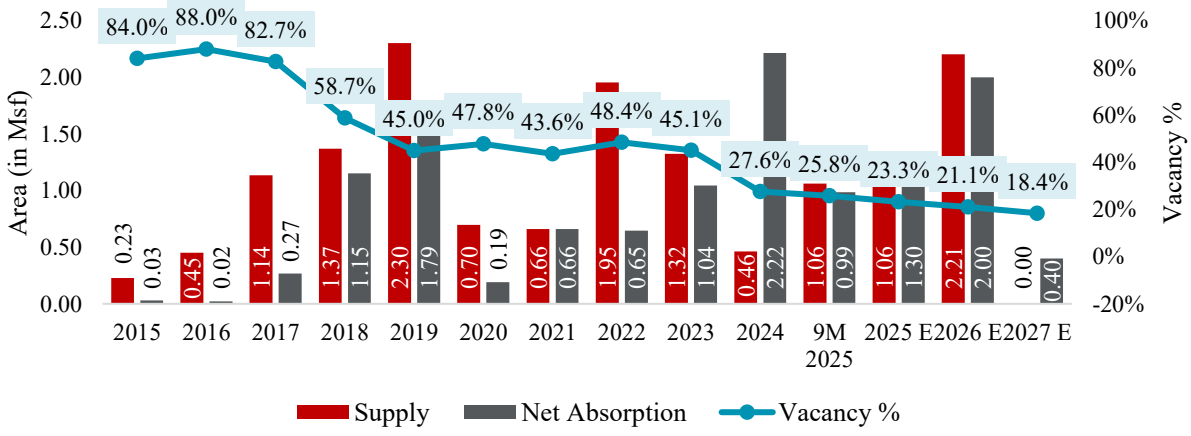
Notes:

1. *Only Grade A office spaces have been considered for the analysis presented in the above table.*
2. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria.*
3. *The future supply estimates are based on analysis of proposed and under construction buildings.*
4. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

4.7 Supply, Net Absorption & Vacancy – Overall

The supply, net absorption & vacancy trends for Golf Course Extension Road are as follows:

Golf Course Extension Road - Supply, Net Absorbtion & Vacancy Trend Analysis



Source: Cushman & Wakefield Research

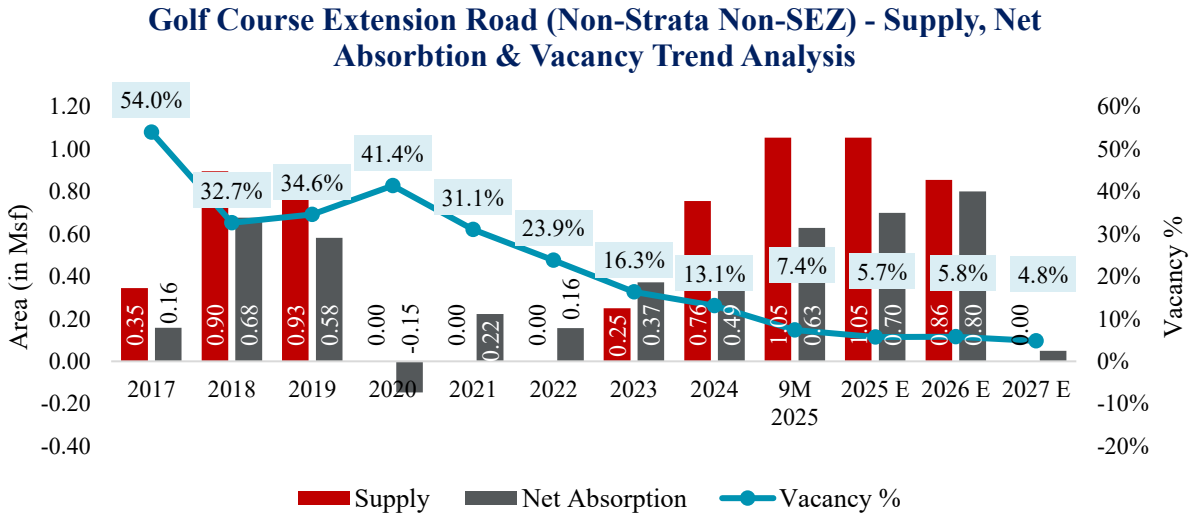
Notes:

1. *Only Grade A relevant stock has been considered for this analysis excluding the buildings less than 1 lakh square feet and applying certain other criteria.*
2. *Future supply estimates are based on analysis of proposed and under construction buildings, however future absorption estimates are derived basis past trends, current vacancy, and estimated supply.*

3. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

As on 9M CY 2025, the Subject Micro Market has a vacancy of approximately 26% owning to higher share of Strata owned office stock and SEZ developments. Further, the Subject Micro Market is in its phase of development and is emerging as an office market (as natural extension to Golf Course Road). The growth is facilitated due to availability of infrastructure to support the phenomena and the rentals being competitive as compared to other established office of Gurugram.

4.8 Non-Strata (Non-SEZ) Supply, Net Absorption & Vacancy



Source: Cushman & Wakefield Research

Notes:

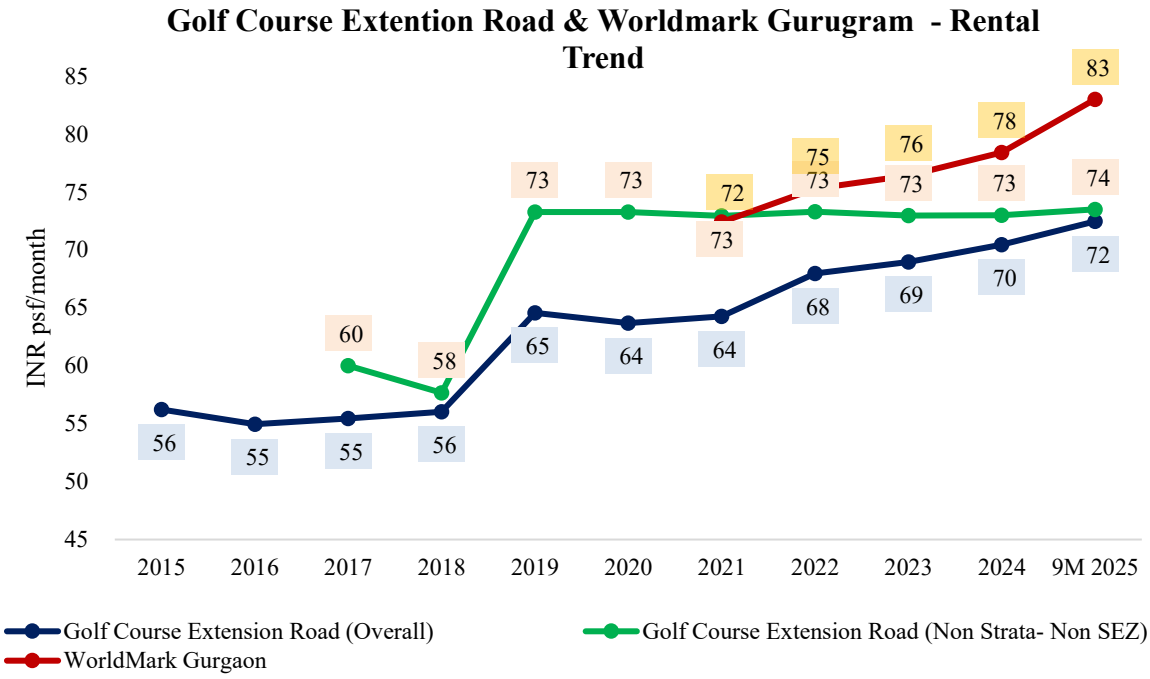
1. *Only Grade A office spaces have been considered for the analysis presented in the above chart.*
2. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area, strata owned, SEZ and applying certain other criteria.*
3. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*
4. *The supply depicted for 2024 and 2025 does not represent new additions, but rather the conversion of existing SEZ developments into Non-SEZ units. Accordingly, both the supply and net absorption figures for 2024 and 2025 have been adjusted to reflect this reclassification.*

The vacancy in Non-Strata (Non -SEZ) office developments is ~7.4% as of 9M CY 2025. In few of the office buildings in this category the like Capital Cyberscape and Pioneer Square the vacancy is nil viz. these buildings are fully occupied.

The Subject Micro Market is likely to keep performing better with increase in office demand in the city and the natural progression of office market towards Golf Course Extension Road from Golf Course Road.

4.9 Rental Trend Analysis

The rental trends for Worldmark Gurugram and Golf Course Extension Road are as follows:



Source: Cushman & Wakefield Research

Notes:

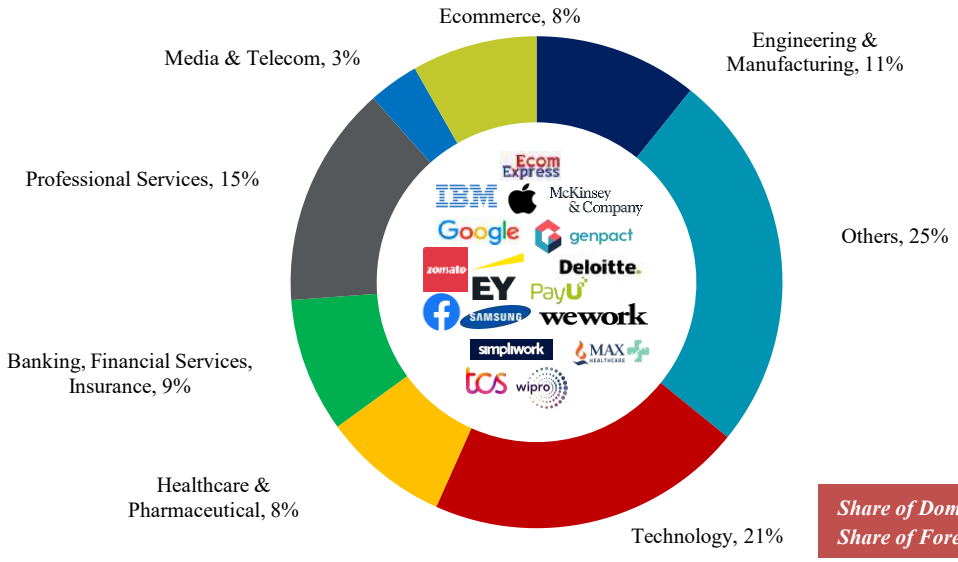
1. *Only Grade A relevant stock has been considered for this analysis excluding the buildings less than 1 lakh square feet and applying certain other criteria.*
2. *The quoted rentals for the Subject Micro Market shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
3. *Rentals for Worldmark Gurugram have been sourced from Brookprop Management Services Private Limited. These are actual transacted rentals which include Fresh leases, Term renewals and space extension by existing tenants, which happened at improved efficiency and the same has been adjusted to asset level efficiency.*
4. *Rentals presented above are weighted average values on completed stock.*

While rentals in Golf Course Extension Road's non-strata owned supply have been range bound since CY 2019, there has been a slight dip in rentals due to addition of SEZ stock like International Tech Park Gurgaon and TRIL Intellion Park which are trading at a rental lower than the weighted average rental in the Subject Micro Market. The Subject Property has consistently outperformed the Subject Micro Market since its completion. The Subject Property has witnessed constant increase in rentals due to its ability to attract interest from occupiers. This is further aided by the Subject Property's unique positioning and amenities offered in the Subject Micro Market as a premium office and retail destination.

Further, the Subject Micro Market is an emerging market and do not have number of integrated development (apt mix of retail and office space), therefore a potential for higher rentals exists. Established micro market of Gurugram like Cyber City have also seen similar trends and the same is expected to be replicated in the Subject Micro Market as well.

4.10 Overall - Sectoral Demand Analysis (CY 2015 – 9M CY 2025)

Key Industries present in Golf Course Extension Road
(CY 2015 – 9M CY 2025 ~10.3 msf)



Source: Cushman & Wakefield Research

Notes:
1. *The lease transactions of less than 10,000 sq. ft. were ignored for Domestic & Foreign occupier bifurcation.*
2. *Others include Automobile, Education, FMCG, Logistics & Shipping, Aviation, Diversified, Real Estate & Related Services, etc. The sectoral absorption analysis is based on gross absorption activity of Golf Course Extension Road's relevant stock i.e., including any relocations, consolidations etc. All pre-commitments & sale/purchase transactions are excluded from this analysis.*

Golf Course Extension Road is dominated by mix of Technology, Engineering & Manufacturing and Professional Services together contributing 46% of the leasing activity in the years CY 2015 to 9M CY 2025. The tenants are attracted to the Subject Micro Market due to availability of good physical and social infrastructure. The mix of foreign and domestic occupants in Golf Course Extension Road is 58:42.

5 Market Outlook

Worldmark Gurugram is a freehold development spread across land area of approximately 6.7 Acres. The Subject Property is a mixed-use complex (office cum retail development) located in Sector 65, Golf Course Extension Road, Gurugram which has gained prominence as a residential location and has also attracted decent occupier attention.

The increasing activity levels on residential and office side has led to development of retail in the Micro Market. The retail landscape of the Subject Micro Market is skewed towards high street formats largely housing prominent F&B brands and Multiplexes. Majority of the office and retail supply in Subject Micro Market is strata sold and hence gives an edge to the Subject Property (being non-strata sold).

As on 9M CY 2025, the office vacancy in Subject Micro Market for Non – Strata, Non -SEZ developments stands at 7.4% as compared to overall vacancy of 26%. The office vacancy of the Subject Property is 8% which is in line with the market benchmarks.

As on 9M CY 2025, the retail portion of the Subject Property is almost occupied which is in line with other established formats viz. DLF Cyber Hub, One Horizon Center, and Two Horizon Center etc.

The Subject Property is an integrated development constituting retail and office spaces. Thus, the retail area at Subject Property has the advantage to generate captive demand for itself through the current office occupiers. Further, due to the tenant profile, design, and upkeep, it generates a healthy footfall from the residential neighbourhood of Subject Micro Market and the other nearby micro markets.

According to the market assessment provided, the current weighted average quoted office rentals of Subject Micro Market for Non-strata Non-SEZ developments is INR 74 per sq. ft./m and may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.

Further, the current quoted average retail rentals of the Subject Property are INR 120 per sq. ft./m and may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.

Considering natural progression of the city towards GCER from Golf Course Road (GCR), due to its location and current and planned connectivity (through planned elevated corridors and underpasses and expansion of metro network); the Subject Micro Market is likely to become one of the established clusters of Gurugram and is likely to witness the growth as that of those clusters. Thus, the annual growth rate of 5% in market rents (office and retail) over medium to long term appears achievable for the Subject Property.

C SUBJECT PROPERTY REPORT

1 Address, Ownership and Title details of the Subject Property

Address:	Worldmark Gurugram, Maidawas Road, Sector 65, Gurugram, Haryana 122001
Ownership & title details:	Land Tenure: Freehold; the land and buildings thereupon are owned by Arnon Builders & Developers Private Limited (formerly known as Arnon Builders & Developers Limited) (refer clause 1.4 and for ownership structure refer Annexure 2).

Source: Client Information

1.1 Encumbrances

Unless disclosed and recorded in the Subject Property Report – Part C, the Subject Property is considered to possesses a good and marketable title and is free from any unusually onerous encumbrances with no option or pre-emption rights in relation to the assets except for those created in favour of the lenders, based on the information given in the Title Reports prepared by Khaitan & Co (Hereinafter referred to as 'Legal Counsels'). We have not checked and verified the title of the Subject Property.

1.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Arnon Builders & Developers Private Limited (formerly known as Arnon Builders & Developers Limited) - Property Tax Paid up to FY 2025-26.

1.3 Material Litigation

Based on discussions with the Client and Title Reports shared, there are no material litigations relating to the Subject Property or any compounding charges.

1.4 Interest owned by Brookfield India REIT in nature of:

Equity
Equity: 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.
Equity Linked Instrument (including CCDs): Nil

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

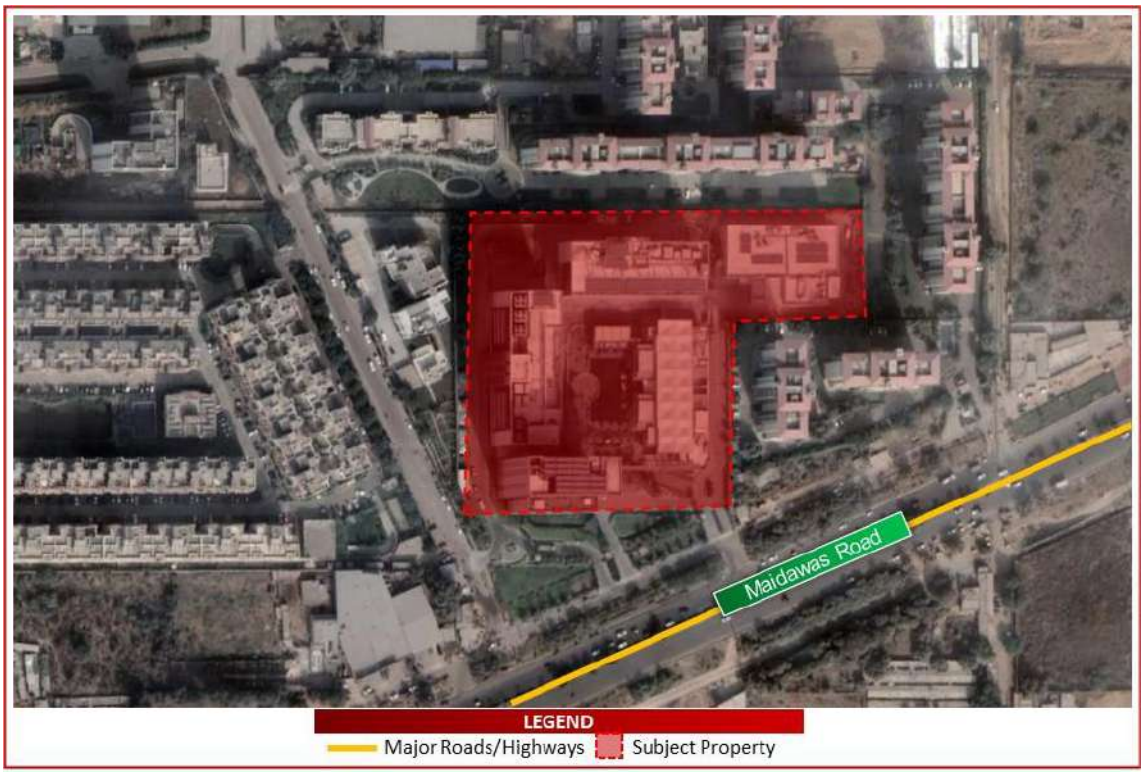
2 Location

2.1 General

Worldmark Gurugram is located in Sector 65, Golf Course Extension Road, Gurugram which falls under the Golf Course Extension Road Micro Market. The Subject Property is accessible via Maidawas Road (60-metre-wide) on the south which is running parallel to Golf Course Extension Road and connects Sohna Road on the west and via Sector Road (24-meter-wide) on the west. The Subject Property is located in one of the emerging office, residential and retail micro-markets of Gurugram. Being located in Subject Micro Market, the Subject Property has access to good physical and social infrastructure.

Subject Property lies in close proximity to Sector 55-56 rapid metro station which further enhances its accessibility from different parts of NCR. Further the Subject Property is accessible via NH-48 which is approx. at a distance of 10 kms and MG road which is at a distance of approx. 16 Km. NH 48 is a major arterial road that connects Gurugram to other cities of NCR.

The location map of the Subject Property is as follows:



Source: Cushman and Wakefield Research
(Map not to scale)

Site Boundaries:

The site boundaries for the Subject Property are as under:

- North: Residential Development
- South: Internal Road (60-meter-wide)
- East: Residential Development
- West: Sector Road (24-meter-wide)

2.2 Accessibility

The Subject Property is well connected to major locations in the city as well as in NCR via multiple modes of communication. The distances from major landmarks of NCR are as follows:

- Approximately 03 kms from Golf Course Extension Road
- Approximately 08 kms from Sector 55-56 Rapid Metro Station
- Approximately 15 kms from Gurugram Railway Station
- Approximately 15 kms from DLF Cyber City
- Approximately 24 kms from Indra Gandhi International Airport (Terminal 3)
- Approximately 38 kms from Connaught Place

2.3 Ground Conditions

Based on visual inspection, there was no evidence of adverse ground conditions at the Subject Property or immediate vicinity.

2.4 Environmental Considerations

We have not carried out any investigations or tests, nor have we been supplied with any information from the Client or any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject property or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster, the location of the Subject Property with respect to risks pertaining to earthquakes, and flooding was studied basis the data that has been published on various government websites. Source for the same has been annexed in annexure 9. Gurugram, where the Subject Property/(ies) are located, falls in Seismic Zone IV with a high damage risk. The city also faces a high risk in terms of heatwaves. The terrain is generally flat with a few isolated hillocks in the northeastern part. As per the Flood Affected Area Atlas of India 2023, Gurugram has not been affected by floods. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it to any induced disaster.

2.5 Town Planning and Statutory Considerations

We have not made formal search but have generally relied on readily available information to general public. Our Report is on current use/ current state basis of the Subject Property, and we have not considered any

Government proposals for road widening or compulsory purchase/ acquisition, or any other statute in force that might affect the Subject Property.

3 Subject Property – Asset Description

Worldmark Gurugram is an office cum retail development. The details of buildings are as follows:

The listing of the buildings under each component is as follows:

- 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. 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

Completed buildings with Occupancy Certificate (OC) received– Tower 1, 2, 3, 4 and 5.

The tower wise break up for the Subject Property is mentioned in the table below:

Particulars	Leasable Area (sq. ft.)	Floor (#)	Status	Expected Completion Date
Tower 1	175,731	G + 13	Completed	NA
Tower 2	264,417	G + 8	Completed	NA
Tower 3	183,436	G + 6	Completed	NA
Tower 4	57,602	G + 2	Completed	NA
Tower 5	70,211	G + 1	Completed	NA
Total	**751,397**			

Source: Architect's Certificate (Dated: 16th October 2025), Rent Roll as of 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information

3.1 Key Asset Information

Completed Buildings with Occupancy Certificates (OC) received.

Particulars	Details
Entity:	Arnon Builders & Developers Private Limited (formerly known as Arnon Builders & Developers Limited)
Asset Type:	Office cum Retail Development
Subject Micro Market:	Golf Course Extension Road (rest of Gurugram)
Approved and Existing Usage:	Commercial
Land Area (acres):	~6.7
Freehold/Leasehold:	Freehold
Leasable Area:	751,397 sq. ft.
Occupied Area:	703,019 sq. ft.
Occupancy (%):	93.6%
Current Effective Rent (excluding parking):	INR 83 per sq. ft. per month (office Tenants only)
Current Effective Rent (excluding parking):	INR 93 per sq. ft per month (Office and Retail tenants only)
Number of Tenants:	23(office) 63 (retail)

Source: Architect's Certificate (Dated: 16th October 2025), Rent Roll as of 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client information.
Note: Refer company structure set out in (Annexure 2)

3.2 Subject Property Inspection

Date of Inspection:	The Subject Property consist of five Towers i.e., Towers 1, 2, 3 and 4 (which is F&B Block) and Tower 5 a multiplex which was physically inspected on 28th February 2025.
Inspection Details:	The inspection comprised of visual inspection of: a. Operational buildings b. Visits to their key utility areas such as LT electric room, DG Room, Pump room, HVAC installations, power back up, STP, etc.

Key Observations:

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

Completed/ Operational Building:

The operational buildings in the Subject Property are Block 1, 2, 3, 4 (F&B block) and Multiplex with OC received collectively admeasure 751,397 sq. ft. of leasable area.

The operational buildings comprise.

- Office: 3 offices cum retail towers namely 1, 2 and 3 having total office leasable area admeasuring 477,559 sq. ft. Theses 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: 3 offices cum retail towers namely 1, 2, 3, 4 along with tower 5 (F&B Block) and Multiplex having total retail leasable area admeasuring 273,838 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, Glasshouse, Café Houz, Ces't la vie 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 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.

Certifications

Worldmark Gurugram has certification of LEED Gold Rating for sustainability in addition to BEE 5-star rating, ISO 45001, ISO 9001.

Parking

- The large parking requirement is catered by multilevel basements and open area parking slots contributing to 1,028 parking spaces.

Other Observations

- The Subject Property has one entry and two exit points which are managed according to the traffic circulation plan.
- The visual inspection of the building area did not reveal any cause of concern with no visible signs of any disrepair or ill maintenance.
- No instances of any major logging or water accumulation were observed during the inspection.
- The utility areas also appeared well maintained, visually.

*Source: Architect's Certificate (Dated: 16th October 2025), *Rent Roll as of 30th September 2025*

Note:

a. 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 are based completely on visual survey.

3.3 Investigation and nature and source of information

The Valuer undertook physical visits 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 its maintenance/ upkeep.

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 who were appointed by the Client to undertake market research and portfolio analysis of the Property part of the REIT.

The Valuer relied on the following information and documents shared by the Client with respect to the Subject Property:

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.

Architect's Certificate (Dated: 16th October 2025) mentioning site areas and Subject Property areas.

Relevant approval documents from competent authorities regarding occupancy, operations, and fire safety with respect to specific buildings in the Subject Property.

Lease agreements and commercial clauses thereof for major tenants on a sample basis.

Masterplan/ Development plan applicable in the jurisdiction of the Subject Property.

Management representation regarding the following:

Major repairs undertaken and proposed in the Subject Property (please refer Annexure 8)

Statement of Assets

Revenue pendency, if any

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

3.4 Tenant Profile

As of 30th September 2025, the Subject Property's top 10 tenants occupying space in the Subject Property, account for ~48% of leased area and ~41% of the gross rental income (including office and retail tenants).

Rank	Category	Top 10 Tenants according to Leased Area	Leased Area (sq. ft.)
1	Office	Airtel International LLP	54,044
2	Office	HL Mando Softtech India Pvt. Ltd.	53,282
3	Retail	PVR Limited	44,405
4	Office	Yum Restraurants India Pvt. Ltd.	35,130
5	Office	PNB Metlife India Insurance Company Limited	32,120
6	Office	Terumo India Pvt. Ltd.	29,290
7	Office	Versuni India Home Solutions Limited	25,741
8	Office	Whiteland Corporation Pvt Ltd. & Elite Landbase Pvt. Ltd.	22,694
9	Retail	Infiniti Retail Limited	22,200
10	Office	RGF Select India Pvt Ltd	16,189
		Total	**335,095**

Source: Rent Roll as of 30th September 2025 and Client Information

**HL Mando Softtech India Pvt. Ltd. Includes (HL Mando and Mando).*

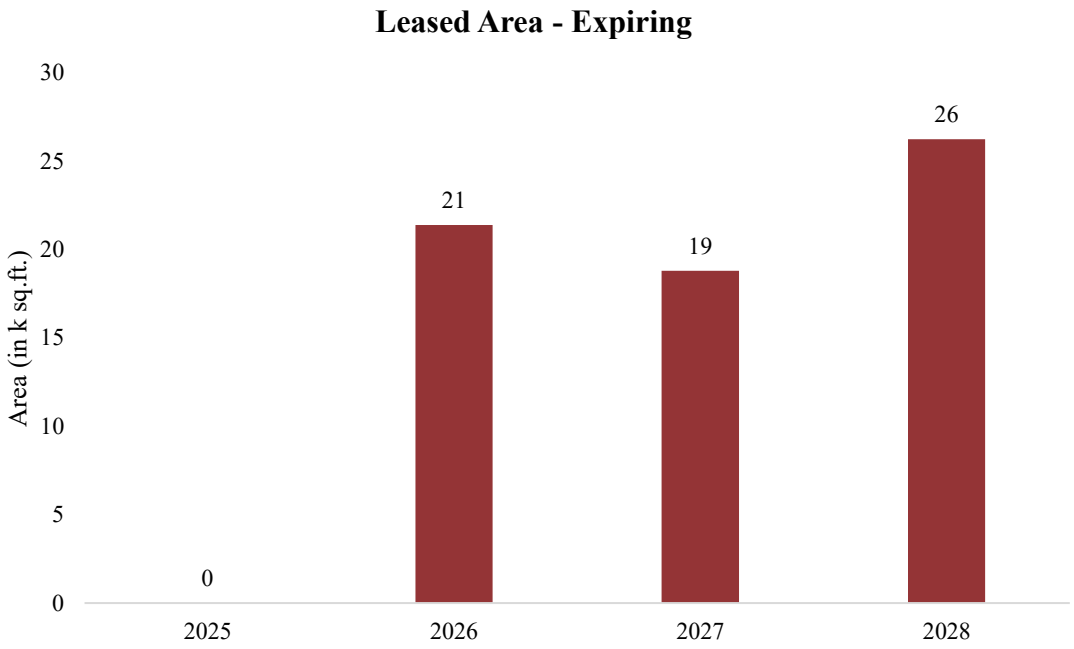
Rank	Category	Top 10 Tenants according to Gross Rentals	Share of Gross Rentals
1	Office	HL Mando Softtech India Pvt. Ltd.	7%
2	Office	Airtel International LLP	6%
3	Retail	PVR Limited	5%
4	Office	Yum Restraurants India Pvt. Ltd.	4%
5	Office	PNB Metlife India Insurance Company Limited	4%
6	Office	Terumo India Pvt. Ltd.	3%
7	Office	Versuni India Home Solutions Limited	3%
8	Office	Whiteland Corporation Pvt Ltd. & Elite Landbase Pvt. Ltd.	3%
9	Office	Asics India Pvt. Ltd.	3%
10	Retail	Infiniti Retail Limited	2%
		Total	**41%**

Source: Rent Roll as of 30th September 2025 and Client Information

**HL Mando Softtech India Pvt. Ltd. Includes (HL Mando and Mando).*

3.5 Lease Expiry Profile

The Weighted Average Lease Expiry (WALE) of the Subject Property is 6.3 years, with ~9% of occupied area expiring between 2025 and 2028 as shown in the chart below (including office and retail tenants).



Source: Rent Roll as of 30th September 2025 and Client Information

Notes:

1. *The above chart is prepared on the basis of Calendar Year.*
2. *Here 2025 represents 1st October 2025 to 31st December 2025.*

4 Valuation Approach & Methodology

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 lease deeds were reviewed to identify tenancy characteristics for the asset.

Property Documents and architect certificates as mentioned in earlier sections of the report were reviewed for validation of area details, ownership interests of the Subject Property.

Physical site inspections were undertaken to assess the current status of the Subject Property.

4.2 Micro-market Review:

For the purpose of the valuation exercise, reliance has been placed on the market report prepared by Cushman and Wakefield (C&WI), who 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 public domain to ascertain the transaction activity of retail/ office space. The analysis entailed review of comparable assets in terms of potential competition (both completed 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 releasing).

4.3 Cash Flow Projections:

1. The Subject Property is a completed building. The cash flows have been projected as mentioned below to arrive at the value estimate.
2. 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 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:

   Step 1: Projecting the rental income as per the existing lease terms for a cashflow period of 10 years.

   Step 2: Generating a market led rental income stream for identified tenancies for the time period similar to the cash flows drawn in the aforementioned step.

   Step 3: For retail tenants, based on the contractual turnover rent percentage of respective tenants and average tenant sales psf per month, Turnover rent is estimated for each tenant and is compared with the minimum guaranteed rentals in line with the tenant contracts. The higher of the two is adopted for the purpose of estimating cash flows.

   Step 4: 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).
3. Recurring operational expenses, and vacancy provision 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.
4. The net income on quarterly basis has been projected over the next 10 years and the one year forward NOI (for 11th year) as of end of year 10 has been capitalized to assess the terminal value of the development. The quarterly net cash flows over the next 10 years along with the terminal value estimated at the end of year 10 have been discounted at a suitable discount rate to arrive at the net present value of the cash flows accruing to the Subject Property through this approach.

4.4 Information Sources:

Subject Property related information relied upon for the valuation exercise has been provided to the Valuer by the Client and the market data has been provided by C&WI, unless otherwise mentioned. 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 only to ensure its correctness.

5 Assumptions considered in Valuation (DCF Method)

The following assumptions have been made to arrive at the market value of the Subject Property as on 30th September 2025:

Cashflow Period	Unit	Details
Valuation Date	Date	30-September-25
Cashflow Period	Years	10
Cashflow Exit Period	End Date	30-September-35

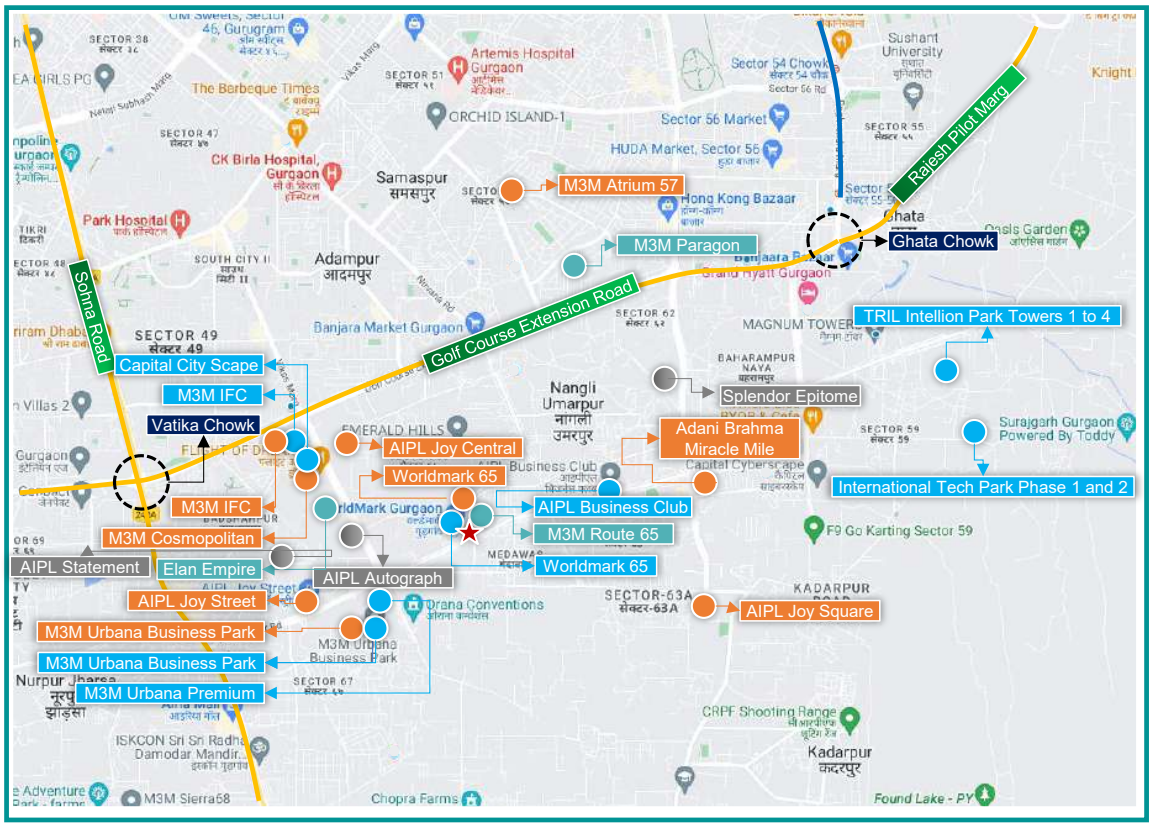
Subject Property Details:

Subject Property Details	Unit	Details
Total Leasable Area	sq. ft.	7,51,397
Area Leased	sq. ft.	7,03,019
Committed Occupancy*	%	93.56%
Vacant Area	sq. ft.	48,378
Vacancy	%	6.4%
Stabilized Vacancy	%	2.5%
Further Leasing	sq. ft.	29,593
Existing Lease Rollovers	%	100%
Rent Free Period – Existing Leases	Months	1
Rent Free Period – New Leases	Months	4
Total Parking Slots	#	1,028
Estimated Leasing Period	# of quarters	2

*Source: Architect's Certificate (Dated: 16th October 2025), *Rent Roll as of 30th September 2025.*
Note: Further Leasing and Estimated Leasing Period relate to the existing Vacant Area.
**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area).*

- **Rent-free period:** In accordance with market benchmarks for Grade A properties, rent-free period of one month has been considered for existing lease rollovers and four months for new leases.
- **Future absorption:**
  - Over CY 2022 – 9M CY 2025, the Subject Micro Market has witnessed an average annual net absorption of approximately 0.64 msf.
  - Going forward, the Subject Micro Market is expected to have similar annual demand. Majority of office and retail buildings present in the Subject Micro Market are strata sold. The Non-strata buildings within the Subject Micro Market constitutes some IT and SEZ developments.
  - Considering the above, it would be reasonable to believe that the Subject Property shall be able to lease up ~0.03 msf within 2 quarters from January 2026 after incorporating a 2.5% stabilised vacancy which is a standard for Grade A office properties in the market.
  - We have considered 3 months delay in leasing for the vacant spaces.

Subject Property and Relevant Existing / Upcoming Supply in Golf Course Extension Road Micro Market



Source: Cushman and Wakefield Research

Note: Blue boxes signify existing office supply and grey box signifies upcoming office supply. Orange boxes signify existing retail supply and Turquoise box signifies upcoming retail supply.

Revenue Assumptions

Revenue Assumptions	Unit	Details
Achievable Market Rent – Office (Base)	Per sq. ft. per month	INR 79.00
Achievable Market Rent – Retail (Base)	Per sq. ft. per month	INR 120.00
Achievable Market Rent – Office (including Parking)	Per sq. ft. per month	INR 80.00
Rental Growth Rate (for FY'27 onwards)	% p.a.	5.00%
O&M Income Growth Rate – FY 27 onwards (excluding sinking fund)	% p.a.	5.00%
Normal Market Lease Tenure	# of years	9
Normal Market Escalation at end	# of years	3
Market Escalation at the end of Escalation period	%	15%
O&M Income for future leases	Per sq. ft. per month	INR 23.23

- **Market rent - office:**
  - 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)
  - Some of the leases signed in FY 2026 are given below:

Lease Transactions FY' 2026:

Tenants	Year	Area (sq. ft)	Rent (INR per sq. ft./ month) Including Parking
Engineering & Manufacturing Company	2026	10,597	89

Source: Rent roll as of 30th September 2025 and Client Information

  - Considering the location, accessibility, quality, size of the building and the recent leases that have taken place in the Subject Property, it can reasonably be assumed that the Subject Property shall be able to command a monthly rental of INR 80.00 per sq. ft. per month (including parking charges).

- **Market rent - Retail:**
  - Some of the office leases signed in FY 2025 are given below:

Lease Transactions FY'2026:

Year	Year	Area (sq. ft)	Rent (INR per sq. ft./ month)
Jwellary Brand	2026	1879	115

Source: Rent roll as of 30th September 2025 and Client Information

  - Rental assumption for 31st March 2025 valuation was INR 115 per sq. ft. which has been revised to INR 120 per sq. ft. for the 30th September 2025 valuation based on the transactions that have taken place in the micro market.
  - Considering the location, accessibility, quality, size of the building, and the upcoming residential clusters, we expect the Subject property's monthly rental would be INR 120 per sq. ft. per month and the same is considered for our calculations.
- **Market rent growth rate:** Considering the current vacancy and future supply profile in the Subject Micro-Market, we expect annual growth in achievable market rentals to be in the range of 5% in the medium to long term.

- **Other income:** We have been provided with other income for Visitor Car Park, Signage, ATM, Telecom Tower, Kiosk, Event, Vending Machine, and other charges. We have considered an annual growth of 5% on other income. Also, other income includes property tax recovery from the tenants as per the contract and the same are escalated at an annual growth rate of 5%.
- **O&M Income:** O&M Income were shared by the Client. O&M income constitutes, O&M Expense and Mark-up of 20% on O&M expense and sinking fund. Since O&M revenues include sinking fund which is being charged at a constant rate without any growth assumed on it, the growth rate for O&M Income has been suitably adjusted to normalise it over the future tenure. O&M Income has been provided for FY'25 and the same has been projected to increase at 5% per annum from FY'26 onwards excluding sinking fund.
- **Projected NOI Growth:**

  Considering the above-discussed assumptions on rental growth, market trends, supply-demand conditions, and macro-economic factors, the projected Net Operating Income (NOI) growth for the assets has been arrived at as detailed below:

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn)	820	876	912	951	976	999	1,024	1,063	1,111	1,187	1,253
Growth		7%	4%	4%	3%	2%	3%	4%	5%	7%	6%

Operating Cost Assumptions

Cost Assumptions	Unit	Details
Brokerage cost (Renewal/ Release)	Month Rent	1 Month Rent
Brokerage cost (New Lease)	Month Rent	2 Month Rent
Other Costs for vacant area for the property owner	Per sq. ft./month	INR 10.92
O&M Expense	Per sq. ft. per month	INR 21.84
Property Tax	Per sq. ft./month	INR 2.72
Cost Escalation	% p.a.	5.00%
Transaction Cost on Sale	% of Terminal Value	1.0%
Maintenance Capex	Per sq. ft. per month	INR 2.32

- **Brokerage:** In accordance with the market benchmarks for Grade A property, we have assumed brokerage expense amounting to two months' rent for new leases and one months' rent for existing lease rollovers.
- **Property Tax:** Property tax has been provided for FY'26 and the same has been projected to increase at 5% per annum from FY'27 onwards.
- **O&M Expense:** O&M Cost has been calculated basis markup of 20% on CAM income after deducting sinking fund and the same has been projected to increase at 5% per annum from FY'27 onwards.
- **Payroll Expense:** The Payroll expense for the period between 1st October 2025 – 31st December 2034 for WM65 is 141.3 Mn. The same has been converted to annual basis and escalated at 8% annually for subsequent years.
- The cost escalation/inflation assumption of 5.0% per annum has been determined based on consumer inflation trends observed in the Indian economy. This rate reflects average taken for historical inflation data for past 10 years from 2015 to 2024. Below is a table presenting the consumer inflation rate across various years:

Year	Inflation (%)
2015	4.91%
2016	4.95%
2017	3.33%
2018	3.94%
2019	3.73%
2020	6.62%
2021	5.13%
2022	6.70%
2023	5.65%
2024	4.95%

Source: Worldbank.org

- **Transaction Cost on Sale:** Transaction cost has been assumed at 1% of the terminal value and is expected to be incurred towards brokerage, transaction fees, etc.

Discount Rate & Capitalisation rate assumptions

- **Capitalization Rate:**

Capitalization rate ("Cap rate") is a real estate industry metric referring to the ratio of the Net Operating Income (NOI) arising rental income to their gross asset value, indicating the expected income yield of the investor from concerned property. It reflects the expectation of the investor on stability of rental income driven by the asset quality, tenant profile, market demand-supply dynamics and macro-economic expectations on prevailing risk free/ low risk interest rates.

The capitalization rate adopted for valuing various assets has been based on factors such as:

- Relevant parameters of some key investments in comparable properties of similar quality, use, tenant profile made by institutional real estate investors were perused. Further, considering that these investments have been made through institutional player, the cap rate for the Subject Property was suitably adjusted.

  The selected comparable investments consist of investment-grade A properties with a similar tenant profile, commercial usage backed by institutional investors. These properties primarily include large office parks, aligning closely with the characteristics of the REIT properties. Considering these criteria, following comparable transactions have been analyzed to derive the capitalization rate:

Name of Seller	Name of Buyer	Location	City	Name of Building	Type of Building	Year of Transaction	Area (sq. ft.)	Deal Size (INR mn)	Capitalization Rate
Shapoorji Pallonji-Allianz	GIC	Gachibowli	Hyderabad	Waverock 2.1	Commercial	2024	22,84,918	21,500	~8%
MFAR Developers	Edelweiss Alternatives	Outer Ring Road	Bangalore	Embassy Manyata Tech Park	Commercial	2024	11,00,000	15,000	~8%
Kalyani Developers	Tablespace Technologies	Whitefield	Bangalore	Kalyani Camellia	Commercial	2024	5,00,000	5,000	~8%
Bhartiya Group	GIC	Hebbal	Bangalore	Bhartiya City	Commercial	2023	30,00,000	28,000	~8%
Brookfield Asset Management	GIC & Brookfield REIT	Powai	Mumbai	9 Grade A Properties in Downtown Powai	Commercial	2023	27,00,000	65,000	~8%
Brookfield Properties	Brookfield REIT & GIC	Gurugram	NCR	Candor Techspace G1	Commercial	2023	37,98,366	47,250	~8%
Salarpuria Sattva	Continental Automotive	Electronic city	Bangalore	South Gate	Commercial	2022	8,50,885	7,516	8.32%
TRIL Properties	CPPIB	Suburban South	Chennai	TRIL Info Park	Commercial	2022	46,67,000	63,000	~7.6% - 7.7%
Embassy Property Developments Pvt. Ltd.	Embassy Office Parks REIT	ORR, Bangalore	Bangalore	Embassy Tech Village	Commercial	2020	91,00,000	97,824	7.50%

- *Source: Secondary Market Research*
- *Note: The above information is based on information published in public domain and discussions with various market players.*

Based on these considerations, an exit capitalisation rate ranging between 8.0% and 8.5% has been adopted, with the lower end of the range applied to assets demonstrating superior performance and fundamentals within the portfolio. Thus we have considered the cap rate as 8% for the valuation of Worldmark Gurugram.

- **Discount Rate**

  The discount rate applied to the available cash flows reflects the opportunity cost to all the capital providers, namely shareholders (Cost of Equity) and creditors (Cost of Debt), weighted by the relative contribution to the total capital of the company (WACC). The opportunity cost to the capital provider equals the rate of return the capital provider expects to earn on other investments of equivalent risk.

  - **Cost of Debt**

    The cost of debt is the return that a company provides to its debtholders and creditors. These capital providers need to be compensated for any risk exposure that comes with lending to a company. The cost of debt for real estate assets is often influenced by the stage of development of the asset. The mature and income-generating assets are considered less risky, leading to lower interest rates. In this context, the cost of debt for Brookfield India REIT properties is benchmarked to the interest rates observed in REITs, as all bear similar characteristics in terms of type and development status of properties. Since a major portion of REITs' portfolios consists of completed, income-generating assets, the cost of debt aligns more closely with the Lease Rent Discounting (LRD) rate.

    This approach ensures that the cost of debt is aligned with the risk profile of the property and current market conditions,

    Please find below Cost of Debt for Comparable REIT.

REIT	Jun-25
Embassy Office Parks REIT	7.55%
Mindspace Business Parks REIT	7.84%
Brookfield India Real Estate Trust	8.10%
Knowledge Realty Trust	8.99%

Source: Analyst Presentation for respective REIT

    The cost of debt for September 2025 valuation has been taken at 8.4 % basis the range of cost of debt for the REITs as mentioned in the above table.

  - **Cost of Equity**

    We have considered the cost of equity at 14.50% as per the market return expectations of various investors for commercial office. Apart from that we have also benchmarked CAPM model and inputs of same is detailed out as under

    - We have considered risk free rate of 6.96% based on average 10-year treasury bond yield.
    - For calculation of beta, we have benchmarked industry (Nifty Realty Index). We have considered average 5-year Beta of Nifty Realty index with respect to Nifty 50.
    - We have considered market risk premium of 5.59% based on the returns of broad-based BSE 500 stock index for the past 10 to 15 years.

- **Debt-Equity Ratio (weightage of WACC)**

  As discussed earlier, the cost of debt has been derived based on prevailing LRD rates, while the cost of equity has been calibrated to account for both asset-specific and market-specific factors,

reflecting investor expectations from an operational Grade A office spaces. Additionally, the debt-to-equity mix has been determined considering the typical LRD tenures and the extent to which debt financing contributes to the overall asset value.

It may be noted basis management representation that the current debt equity structure of Brookfield India REIT is 30:70. However, the SEBI REIT Regulations states that the maximum permissible limit for debt is 49%. Hence, we have considered the debt and equity mix of 45% and 55% which lies well within the limit specified as per the SEBI REIT Regulations and is also accepted by the market participants.

Derivation of WACC

Based on above, the following WACC rate has been assumed for completed commercial assets part of the Brookfield India REIT:

	Cost	Weightage	
Cost of Debt	**8.4%**	**45.0%**	**~11.75%**
Cost of Equity	**14.5%**	**55.0%**	

Note: As per management representation planned debt equity structure for Brookfield India REIT is 45:55.

6 Market Value

The Valuer is of the opinion that the subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the a forementioned Subject Property comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property, as on 30th September 2025, is as follows:

Component	Market Value as on	In Figures	In Words
Completed Building	30th September 2025	INR 10,503 Million	Indian Rupees Ten Billion Five Hundred and Three Million Only

REIT's share in asset: 50%

The value of Brookfield India REIT's share in the Subject Property is INR 5,251 Million (i.e. Five Billion and Two Hundred and Fifty-One Million)

Market Value Progression

Component	Market Value (INR Mn) as on 30th September 2024	Market Value (INR Mn) as on 31st March 2025
Completed Buildings	INR 10,130 Million	INR 10,345 Million

Ready Reckoner Rate

Component	Rate
Built up area	INR 9,000 per sq. ft.
Land area	INR 1,55,000 per sq. yd.

For reference, please refer Annexure 7.

I, L. Anuradha, the Valuer for the Subject Property, hereby declare that:

• I am fully competent to undertake the valuation,

• I am independent and have prepared the report on a fair and unbiased basis, and

• I have valued the properties based on the valuation standards as specified under sub-regulation 10 of regulation 21 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014

Prepared by



(L. Anuradha)
IBBI/RV/02/2022/14979

D ANNEXURES

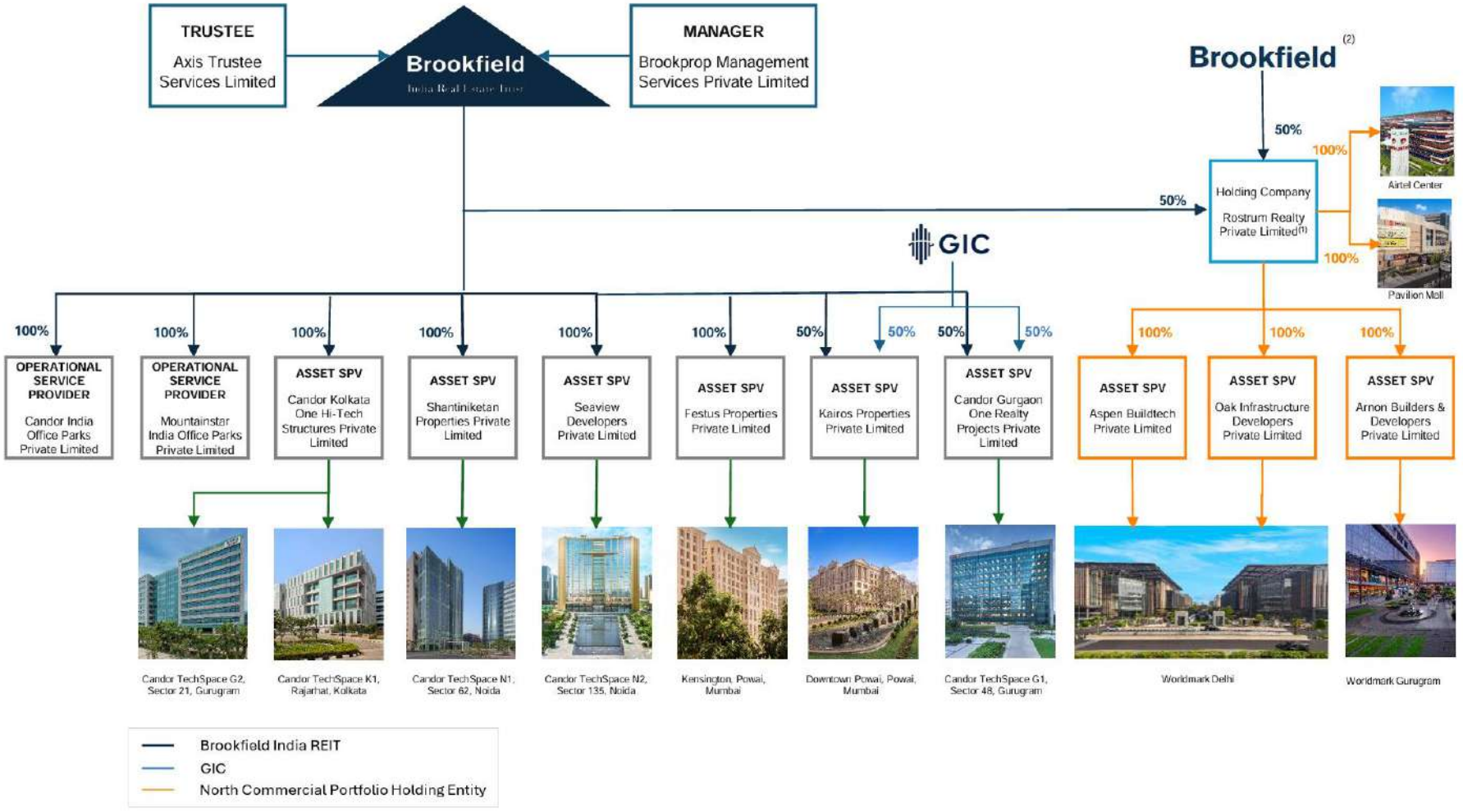
Annexure 1: Cash Flows

Completed buildings:

Particulars	Unit	01-Apr-24 31-Mar-25	01-Apr-25 31-Mar-26	01-Apr-26 31-Mar-27	01-Apr-27 31-Mar-28	01-Apr-28 31-Mar-29	01-Apr-29 31-Mar-30	01-Apr-30 31-Mar-31	01-Apr-31 31-Mar-32	01-Apr-32 31-Mar-33	01-Apr-33 31-Mar-34	01-Apr-34 31-Mar-35
OPERATING INCOME												
Lease Rentals (Including Parking)	INR Million	797	853	889	929	956	979	1,006	1,046	1,094	1,169	1,234
O&M Income	INR Million	203	215	225	234	243	254	265	277	291	307	323
Other Income (Telecom)	INR Million	51	53	56	59	61	64	67	71	74	78	82
Total Income	INR Million	1,050	1,121	1,169	1,221	1,261	1,298	1,339	1,394	1,459	1,554	1,638
Total Income from occupancy	**INR Million**	**1,050**	**1,121**	**1,169**	**1,221**	**1,261**	**1,298**	**1,339**	**1,394**	**1,459**	**1,554**	**1,638**
OPERATING COSTS												
O&M Costs For Vacant Areas	INR Million	(2)	-	-	-	-	-	-	-	-	-	-
Property Taxes	INR Million	(25)	(26)	(28)	(29)	(31)	(32)	(34)	(35)	(37)	(39)	(41)
O&M Expense	INR Million	(193)	(207)	(217)	(228)	(239)	(251)	(264)	(277)	(291)	(305)	(321)
Payroll Expense	INR Million	(10)	(12)	(13)	(14)	(15)	(16)	(17)	(19)	(20)	(22)	(24)
Total Operating Costs	**INR Million**	**(231)**	**(245)**	**(257)**	**(271)**	**(285)**	**(299)**	**(315)**	**(331)**	**(348)**	**(366)**	**(385)**
Net operating Income	**INR Million**	**820**	**876**	**912**	**951**	**976**	**999**	**1,024**	**1,063**	**1,111**	**1,187**	**1,253**
Terminal Value	**INR Million**	-	-	-	-	-	-	-	-	-	15,660	
Transaction Cost	**INR Million**	-	-	-	-	-	-	-	-	-	(157)	
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-	-	
Total Net Income	**INR Million**	**820**	**876**	**912**	**951**	**976**	**999**	**1,024**	**1,063**	**1,111**	**16,691**	
Maintenance Capex	INR Million	(21)	(22)	(23)	(24)	(25)	(27)	(28)	(29)	(31)	(32)	
Brokerage Expenses	INR Million	(7)	(2)	(3)	(3)	(13)	(22)	(14)	(9)	(4)	(12)	
Construction Costs	INR Million	(116)	-	-	-	-	-	-	-	-	-	
Net Cashflows	**INR Million**	**676**	**852**	**886**	**923**	**938**	**950**	**983**	**1,024**	**1,076**	**16,647**	

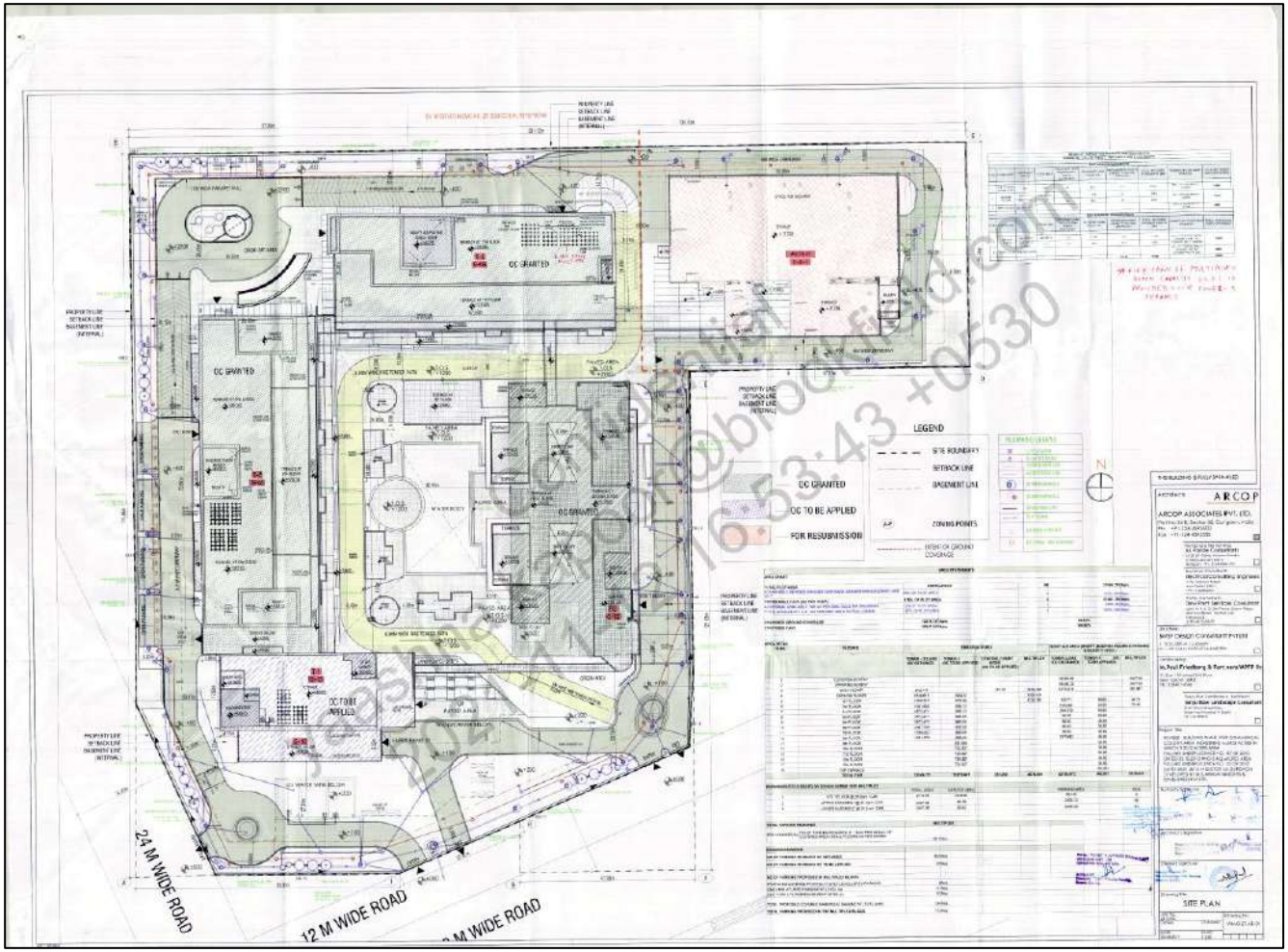
Note: We have arrived at the valuation of the Subject Property using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Annexure 2: Ownership Structure



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

Annexure 3: Site Layout



Source: As provided by Client

Annexure 4: Subject Property Photographs



View of the Subject Property



View of the Subject Property



View of the Subject Property



View of the Subject Property



View of the the Subject Property



View of the Subject Property



View of Multiplex



View of Parking

Annexure 5: Statement of Key assets

Building	*No/Name*	*Worldmark Gurgaon*
No. of DG Capacity	KVA	(2x1500 KVA) & (2x 2000 KVA)
No. of Transformer/Capacity	KVA	(3 x 2250 KVA)
Chiller Rating	TR	(4 x 550 TR)
Cooling Tower		(4 x Chiller) (2 x DG)
FF Systems	KW/HP	Sprinkler Panel X 1 (Combine For All tower) Water Curtain Panel X 1 (Combine For All Tower) (Jockey Pump X 1, Hydrant pump X 1, Sprinkler pump X 1, Fire Engine X 2, Water curtain Pump X 1)
Water pumping System	KW/HP	Domestic Water Pump 3*7.5KW RAW water pump 2 * 5.5KW STP-Flushing Transfer Pump 3 * 11KW Softner Pump 2*11KW
STP Rating	KLD	1 x 265 KLD
Warmshell/Bareshell		Bareshell

Source: As provided by Client

Annexure 6: List of sanctions and approvals

List of one-time sanctions/ approvals which are obtained or pending:

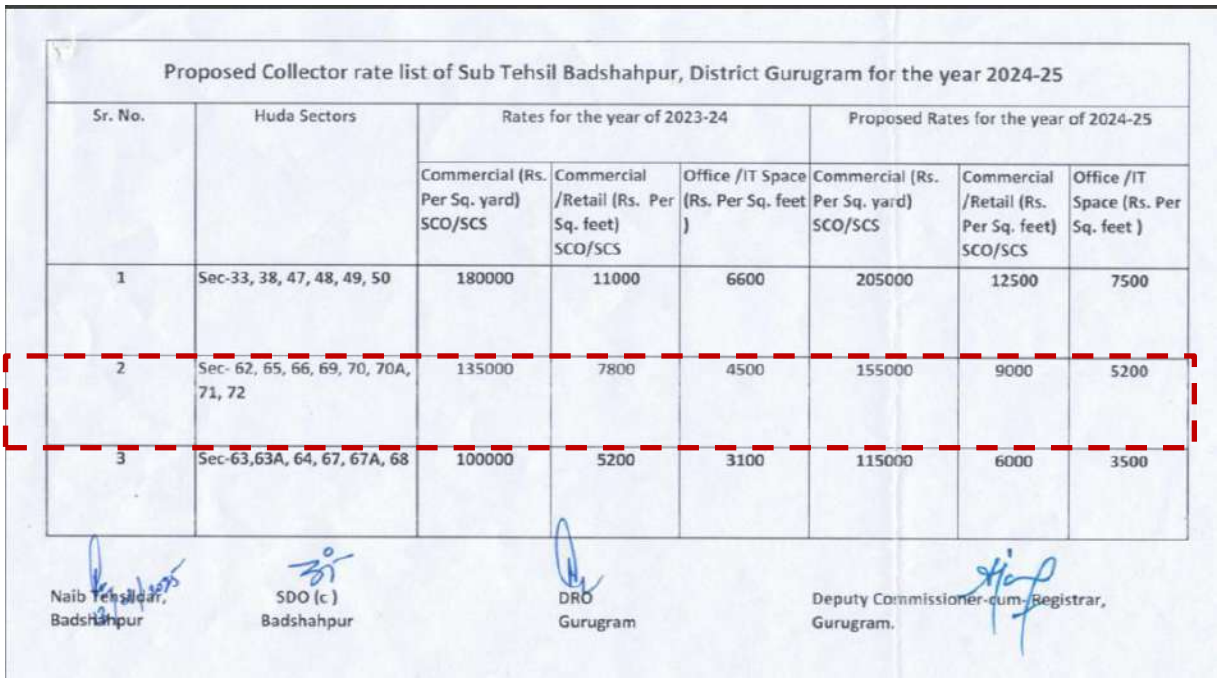
Approvals Received

a) Building Plan Approvals
b) Occupancy Certificates received for all the operational buildings.
c) Consent to Establish (CTE)
d) Environment Clearance Certificate
e) Fire Scheme / Fire NOC all operational buildings
f) Height clearance NOC from AAI
g) BOCW Registration
h) Forest Noc
i) Approval of Service Plan Estimates
j) Consent to Operate (CTO)
k) Completion Certificate
l) Lift, DG, Transformer Noc
m) CLRA Registration

Approvals Pending

NA

Annexure 7: Ready Reckoner Rate for Built Up area and Land area.



Proposed Collector rate list of Sub Tehsil Badshahpur, District Gurugram for the year 2024-25

Sr. No.	Huda Sectors	Rates for the year of 2023-24			Proposed Rates for the year of 2024-25		
		Commercial (Rs. Per Sq. yard) SCO/SCS	Commercial /Retail (Rs. Per Sq. feet) SCO/SCS	Office /IT Space (Rs. Per Sq. feet)	Commercial (Rs. Per Sq. yard) SCO/SCS	Commercial /Retail (Rs. Per Sq. feet) SCO/SCS	Office /IT Space (Rs. Per Sq. feet)
1	Sec-33, 38, 47, 48, 49, 50	180000	11000	6600	205000	12500	7500
2	Sec- 62, 65, 66, 69, 70, 70A, 71, 72	135000	7800	4500	155000	9000	5200
3	Sec-63,63A, 64, 67, 67A, 68	100000	5200	3100	115000	6000	3500

Naib Tehsildar, Badshahpur

SDO (c) Badshahpur

DRO Gurugram

Deputy Commissioner-cum-Registrar, Gurugram.

Annexure 8: Major Repairs Undertaken and Proposed in the Subject Property

As informed by Client, following major repairs/ upgrades have been taken up in the past:

1. Upgrades:
    - Conversion of 26,000 sf of stilt area in Tower 5 into an exclusive F&B zone;
    - Enhancement of diesel generator capacity to provide seamless power back-up; and
    - Installation of automated systems for efficient parking management.
2. List of ESG initiatives
    - Supply of 33KV at site has reduced dependency on diesel.
    - We have switched to new parking management system with fast-tag enabled payment which reduced transaction time.
    - Streamlining the traffic movement during entry/exit. Reduced Automotive emissions as a consequence.
    - Installation of ESP filters in AHUs
    - 2000 KVA NEW DG installed with Dual fuel (Diesel/Gas)
    - 3 no's Sump pump installed for better utilization of rainwater.
    - Awarded Most admired Shopping Centre of the Year "Experience & Atmospherics" for aquatic design differentiation.
    - Analogue water meters are being replaced with digital meters for better control and monitoring of water consumption.
    - BMS integration with electrical meters to have better control and monitoring of electricity consumption.

Annexure 9: Environmental Consideration

Source for Environmental considerations is as listed below:

- District Disaster Management Plan- Gurugram (2020)_Government Of Haryana - Department Of Revenue & Disaster Management
- Flood Affected Area Atlas of India_(2023)_National Disaster Management Authority

Annexure 10: Information Provided

Information provided by the client are as listed below:

1. Rent Roll
2. Architect's Certificate
3. Additional Information:
    - Capex Details
    - O&M Income and Expense
    - Payroll Expense
    - Property Tax details

Annexure 11: Caveats & Limitations

1. The Valuation Report (hereafter referred to as the "Report") covers specific markets and situations that are highlighted in the Report based on readily available secondary market information and does not entail any comprehensive analysis of the market and the industry given the nature of the scope of the assignment.
2. The opinions expressed in the Report are subject to the limitations expressed below.
    a. The valuation method adopted is based on the Valuer's expertise and knowledge taking into account the generally available market information and considered to be relevant and reasonable at that point of time. The Report and the opinions therein do not constitute any recommendation to **Brookfield India Real Estate Trust** *(*or "the Client") or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and bases on which these opinions have been expressed and is not recommended as an input to any financial decision.
    b. It should be noted that the valuation is based upon the facts and evidence available at the time of conduct of the valuation and applicable on the date of valuation. It is therefore recommended that these valuations be periodically reviewed.
    c. Changes in socio-economic and political conditions could result in a substantially different situation than those presented herein. The Valuer assumes no responsibility for changes in such external conditions.
    d. The Valuer has relied on her own macro understanding of the market through readily available information in public domain. Hence, no direct link is sought to be established between the macro-level understandings on the market with the assumptions estimated for the analysis herein.
    e. The services provided is limited to valuation of the Subject Property primarily comprising Land and Building and any part thereof and does not constitute any audit, survey, due diligence, tax related services or an independent validation of the projections. Accordingly, no opinion has been expressed on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated and should not be used for any other purpose.
    f. While the information included in the Report is accurate and reliable to the best of the knowledge of the Valuer, no representations, or warranties, expressed or implied, as to the completeness of such information is being made. The Valuer shall not undertake any obligation to update or supplement any information contained in the Report save as provided for in the Agreement.
    g. Apart from the sources already mentioned in the report, the Valuer has relied on readily available public information for the purpose of preparing this report.
3. The Report reflects matters as they currently exist. Any changes thereon may materially affect the information contained in the Report.
4. All assumptions made in order to determine the valuation of the Subject Property is based on information or opinions as current. In the course of the analysis, the Valuer has relied on information or opinions, both written and verbal, as obtained from the Clients as well as from third parties provided with, including limited

information on the market, financial and operating data, which has been accepted as accurate in bona-fide belief. No responsibility is assumed for technical or specialised information furnished by the third-party organizations, and this is on a bona-fide basis, believed to be reliable.

5. No investigation of the title of the assets has been made and owners' claims to the assets is assumed to be valid unless anything contrary is mentioned in the main report. No consideration is given to liens or encumbrances, which may be against the assets. Therefore, no responsibility is assumed for matters of a legal nature.
6. The Valuer's total aggregate liability to the Client including that of any third-party claims, in contract, tort including negligence or breach of statutory duty, misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the services is limited to an aggregate sum agreed in the LoE. The Valuer shall not be liable for any pure economic loss, loss of profit, loss of business, depletion of goodwill, in each case whether direct or indirect or consequential or any claims for consequential loss compensation whatsoever which, arise out of or in connection with services provided under this engagement.
7. The Client including its agents, affiliates, and employees, must not use, reproduce, or divulge to any third party any information it receives from the Valuer for any purpose.
8. This engagement shall be governed by and construed in accordance with Indian laws and any dispute arising out of or in connection with the engagement, including the interpretation thereof, shall be submitted to the exclusive jurisdiction of courts in New Delhi.

VALUATION REPORT

Bharti Airtel Centre, Sector – 18, Gurugram, NCR

Date of Valuation: 30th September 2025

Date of Report: 1st November 2025

Submitted to: Brookfield India Real Estate Trust

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, 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 other purpose other than the purpose as agreed upon in the addendum dated 28th August 2024 to Letter of Engagement ("LOE") dated 23rd December 2022 & addendum to LOE dated 22nd September 2023 without the prior written consent of the Valuer.

The information in this report reflects prevailing conditions and the view of Valuer as of this date, 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 LOE dated 23rd December 2022. 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.

Executive Summary

Bharti Airtel Centre, Sector-18, Gurugram, Haryana		
Valuation Date:	30th September 2025	 View of the Subject Property
Site Visit Date:	28th February 2025	
Valuation Methodology:	Discounted Cash Flow Method using Rental Reversion.	
Valuation Purpose:	Disclosure of valuation of assets forming part of portfolio of Brookfield India REIT in accordance with the SEBI (REIT) Regulations, 2014.	
Location / Situation:	Bharti Airtel Centre (herein after referred to as "Subject Property") is located in Phase IV of Sector 18 in Gurugram, one of the established and prime business district namely Gurugram North (hereinafter referred to as the "Subject Micro Market"). The Subject Property is accessible via NH- 48 and is well connected with other parts of the city through road and other infrastructure. The nearest metro station is Cyber City rapid metro which is approx. 1.7 kms away from the Subject Property. Both international as well as domestic airports are in the range of 12-16 kms from the Subject Property. The profile of surrounding development for the Subject Property constitutes developed residential and commercial developments. The commercial developments in the vicinity are AIHP Tower, ASF Towers, Indiabulls. The Subject Property is also in proximity to DLF Cyber City.	 View of the Subject Property  View of the Subject Property
Description:	The Subject Property admeasure 6,92,585 sq. ft. of leasable area. Currently the committed occupancy* is 100%, occupied by Bharti Group of Companies. The property was completed in 2009. The Subject Property comprises of 3 basements and 8 floors of office space. The Subject Property has a façade of glazing glass and circular courtyard with spiral shaped water fountain, forming the epicentre of the area around. The office blocks are safely encircling the courtyard, maximizing the daylight and external view to its occupants. The office space also has a small cafeteria and a sitting space on all the floors facing the courtyard in the centre. For parking the Subject Property has three basements, out of which two basements are dedicated for the four-wheeler parking with total parking slots of 1,028.	 View of Access Road

	The Subject Property also consists of amenities such as health club, day care and a cafeteria in the courtyard with a high skylight. Further it has fully functional food court at the ground floor. Other amenities in the Subject Property includes Lift, Power Back Up, Intercom Facility etc.	
Total Area:	Total Land Area: ~4.7 Acres Completed Leasable Area: 692,585 sq. ft.	

*Source: Architect's Certificate (Dated: 16th October 2025), *Rent Roll as of 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client information.*
**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area.*

MARKET VALUE OF THE SUBJECT PROPERTY

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property, as on 30th September 2025, is as follows:

Component	Market Value as on	In Figures	In Words
Completed Building	30th September 2025	INR 13,766 Million	Indian Rupees Thirteen Billion Seven Hundred and Sixty Six Million Only

Note: The value of Brookfield India REIT share in the Subject Property is 50%, that is, INR 6,883 Million (i.e. Six Billion and Eight Hundred and Eighty-Three Million)

This summary is strictly confidential to the addressee. It must not be copied, distributed or considered in isolation from the full report.

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From: L. Anuradha, MRICS
IBBI Registered Valuer (L&B)
(IBBI/RV/02/2022/14979)

To:	**Brookfield India Real Estate Trust**
Subject Property:	**Bharti Airtel Centre, Sector - 18, Gurugram, NCR**
Report Date:	**1st November 2025**
Valuation Date:	**30th September 2025**

A REPORT

1 Instructions

Brookfield India Real Estate Trust (hereinafter referred to as the "Instructing Party" or the "Client"), has appointed Ms. L. Anuradha, MRICS , registered as a valuer 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 as the "Valuer"), in order to undertake the valuation of office property located in Gurugram (hereinafter referred to as "Subject Property" and/or "Airtel Centre") for the disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange. The Subject Property and interests valued as part of this valuation exercise are detailed in Part C of this report. The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Annexure 10 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

2 Professional Competency of The Valuer

Ms. L Anuradha is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset classes of Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since September 2022. She completed her Bachelor's in Architecture in 2002 and Master's in Planning from School of Planning & Architecture in 2004.

L. Anuradha (IBBI registration No. IBBI/RV/02/2022/14979) as a registered valuer entity under Section 247 of the Companies Act, 2013 and The Companies (Registered Valuer and Valuation) Rules, 2017 has more than 20 years of experience in the domain of urban infrastructure, valuation and real estate advisory. She was working as an Associate Director for Cushman and Wakefield (hereinafter referred to as "C&WI") from 2013-2022 and was leading the team for Tamil Nadu, Kerala and Sri Lanka. Prior to joining C&WI, she has been involved in various strategy level initiatives in Institutional development and Infrastructure for donor agencies and various Government and Private clients. Anuradha worked with SIVA group in the M&A practice where she was involved with the financial appraisal and valuation of real estate projects. Prior to this she has worked

with PriceWaterhouse Coopers in the Government, Real estate, and Infrastructure Development Practice where she was involved in carrying out financial appraisal and strategies for some of the State Governments in India. Her foundation in real estate valuation was at Jones Lang LaSalle where she worked for 3 years on multiple valuations and entry strategies for Indian NBFCs and funds.

Her last employment was at C&WI. As an Associate Director of the Valuation and Advisory team at C&WI, Ms. Anuradha provided support on identified business/ new opportunities, evaluated proposals for new property investments and/ or dispositions while providing analytical support for Investment recommendations. Anuradha was also key personnel in carrying out the Market study for the Mindspace REIT Micro Markets in India. She has undertaken valuations exercises for multiple private equity/ real estate funds, financial institutions, developers, and corporates across asset classes of commercial, retail, residential and hospitality. Her clientele included HDFC, Xander, DLF, RMZ, Embassy Group, CapitaLand, Tata Capital, Tata Realty, TVS group etc.

3 Independence and Conflicts of Interest

The Valuer confirms that there are no conflicts of interest so far as discharging her duties as a valuer for the Subject Property/ business is concerned and has undertaken the valuation exercise without the presence of any bias, coercion, or undue influence of any party, whether directly connected to the valuation assignment. There has not been any professional association with the Client or the Subject Property in past five years from the date of this report.

The Valuer or any of her employees involved in valuing the assets of the REIT have not invested nor shall invest in securities of any of the Subject Property being valued till the time she is designated as Valuer and not less than six months after ceasing to be a Valuer of the REIT.

4 Purpose of Valuation

The purpose of this valuation is for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

5 Basis of Valuation

Given the purpose of valuation as mentioned above, the valuation exercise has been carried out to estimate the "Market Value" of the Subject Property in accordance with the IVSC International Valuation Standards as effective from 31st January 2025 and as applicable on the date of valuation.

"Market Value" is defined 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 and where the parties had each acted knowledgeably, prudently and without compulsion.'*

6 Valuation Approach & Methodology



Understanding of the project

- Conduct site visit of the project to understand location and site dynamics.
- Assess the nature of project.
- Understand from documents provided and inputs from Client if there are any other covenants with respect to the marketability of the asset.



Assessment

- Conduct Market Research to arrive at relevant assumptions and inputs.
- Determining appropriate valuation methodology and conducting valuation procedures to determine fair value.
- Sharing draft valuation report with Client



Review and Closure

- Providing final value conclusion and report to the Client.

The basis of valuation for the Subject Property being Market Value, the same may be derived by any of the following approaches:

Discounted Cash Flow Method using Rental Reversion

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the property to prospective tenants typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In order to arrive at a unit value for these tenancies, we have considered the impact of such sub/above market leases on the valuation of the Subject Property.

For the purpose of valuation of the Subject Property, Income Approach - Discounted Cash Flow Method using Rental Reversion has been adopted.

7 Assumptions, Departures and Reservations

This valuation report has been prepared on the basis of the assumptions within the instructions (Caveats & Limitations) detailed in Annexure 10 of this report. The development mix, built up area, land area and lease details such as lease rent, lease commencement and lease end date, lock - in period, escalation terms, etc. pertaining to the Subject Property is based on the appropriate relevant documents which has been provided by the Client and the same has been adopted for the purpose of this valuation.

8 Inspection

The Property was inspected on 28th February 2025 by the Valuer. No measurement or building survey has been carried out as part of the valuation exercise. The Valuer has relied entirely on the site areas provided by the

Client, which has been assumed to be correct. Based on the discussions with the Client it has been assumed that no material change in the condition of the property has taken place.

9 General Comment

A valuation is a prediction of price, not a guarantee. By necessity it requires the valuer to make subjective judgments that, even if logical and appropriate, may differ from those made by a purchaser, or another valuer. Historically it has been considered that valuers may properly conclude within a range of possible values.

The purpose of the valuation does not alter the approach to the valuation.

Property values can change substantially, even over short periods of time, and thus the valuation of the Subject Property herein could differ significantly if the date of valuation was to change.

This report should not be relied upon for any other purpose other than for which this valuation exercise has been undertaken for.

10 Confidentiality

The contents of this Report are intended for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents except as maybe required in connection with disclosure of valuation of assets, forming part of the portfolio of Brookfield India REIT under the applicable law.

11 Authority

The Client acknowledges and agrees that the Valuer's services hereunder (including, without limitation, the Deliverables itself and the contents thereof) are being provided solely to the Client in relation for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40) and disclosure in the Documents and in the valuation report, as may be required.

The Valuer consents to the usage of her name as an expert, in relation to the Report, in the Documents. If the Client desires to use the Deliverables or the Valuer's name in any other offering other than the Documents as contemplated under the LOE, then the Client shall obtain the Valuer's prior written approval for such usage. The Client shall indemnify the Valuer for any losses suffered by him due to such usage other than for the purpose as contemplated under the LOE. Additionally, the Client herewith consents to provide or cause to be provided, an indemnification agreement in her favor, reasonably satisfactory to him for any use of the Report other than for the purpose permitted under the LOE. It is however clarified that the indemnity shall not cover any losses resulting from the use of the Report for the purpose stated above including disclosure in the Documents and in the valuation report.

12 Reliant Parties

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

13 Limitation of Liability

The Valuer shall endeavor to provide services to the best of its ability and professional standards and in bonafide good faith. Subject to the terms and conditions in the LOE, the Valuer's total aggregate liability to the Client arising in connection with the performance or contemplated performance of the services herein, regardless of cause and/or theory of recovery, shall not exceed the fee paid to the Valuer for the engagement.

The Valuer acknowledges that it shall consent to be named as an 'expert' in the Offer Documents and that its liability to any person, in its capacity as an expert and for the Report, shall be without any limitation and in accordance with law. In the event that the Manager, the sponsors, the trustee, the REIT or other intermediaries appointed in connection with disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Report, the Claim Parties will be entitled to require the Valuer to be a necessary party/respondent to such claim and she shall not object to her inclusion as a necessary party/ respondent. In all such cases, the Client agrees to reimburse/ refund to the Valuer, the actual cost (which shall include legal fees and external counsel's fee) incurred by her while becoming a necessary party/respondent. If the Valuer does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defense in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against her in this regard.

14 Disclosure and Publication

The Valuer must not disclose the contents of this valuation report to a third party in any way, except as allowed under the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars. As per the terms and regulation 2(1) of the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars, it may be noted that the Valuation report is prepared in accordance with said REIT regulations.

15 Anti-Bribery & Anti-Corruption

Both Parties represents, warrants and undertakes that:

They are familiar with applicable Anti-Corruption Laws under this Agreement including but not limited to Prevention of Corruption Act 1988 and will ensure that neither it nor any of its officers, directors, shareholders, employees and agents or any other person acting under its implied or express authority will engage in any activity, practice or conduct which would constitute an offence under, or expose or potentially expose either Party to any direct or indirect liability, under Applicable Anti-Corruption Laws;

It is further agreed that breach of any of the above undertakings shall be deemed to be a material breach of the Agreement and in case she is insisted upon or asserted by the Client to violate any of the above said undertakings in any form or manner, on pretext of business relationship or otherwise, the Valuer shall have a discretionary right to terminate this Agreement without any liability or obligation on his part.

Such termination of this Agreement shall not in any way prejudice the rights and obligations (including payment for the services delivered under this Agreement) already accrued to the Valuer, prior to such termination.

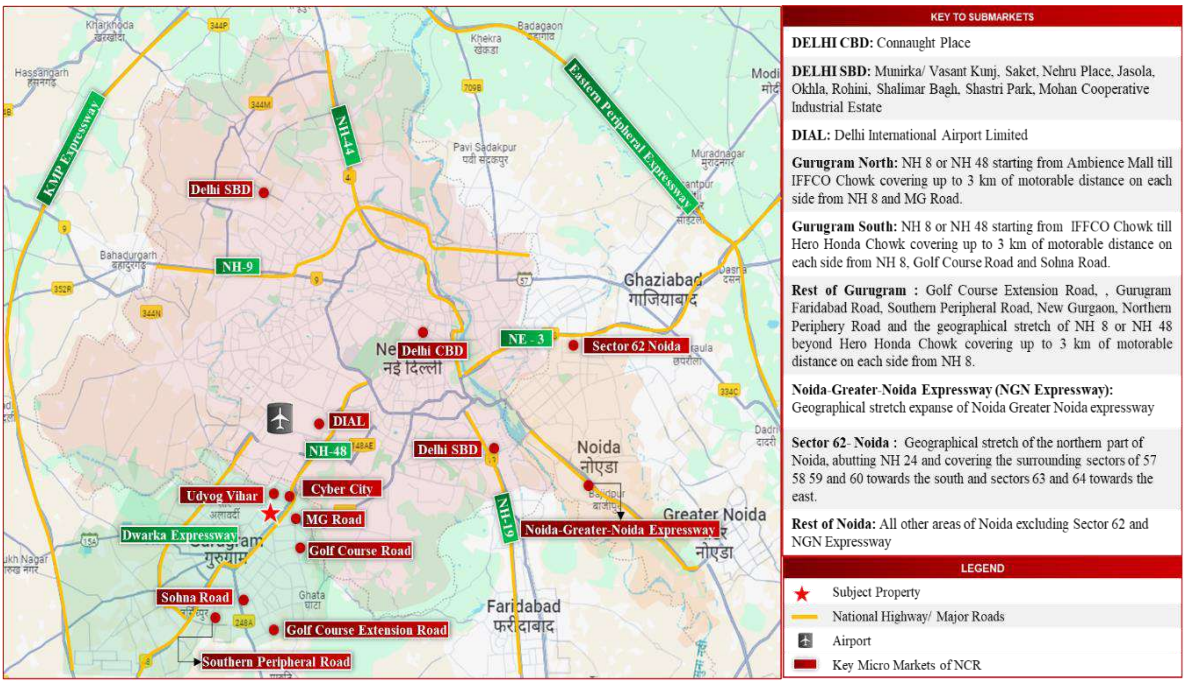
B National Capital Region Overview

For the purpose of the valuation exercise, reliance has been made on the market report prepared by Cushman and Wakefield India Private Limited (C&WI), who has been appointed by the Client as an independent consultant to carry out Industry and market report.

1 National Capital Region Overview

National Capital Region (NCR) is the world's second largest urban agglomeration by population and the largest by area (*Source: www.un.org)*. It is an urban agglomeration, which encompasses the entire National Capital Territory (NCT) of Delhi as well as urban areas surrounding it in neighbouring states of Haryana, Uttar Pradesh and Rajasthan. In the last two decades, urbanization in Delhi has spread rapidly towards adjoining towns in the neighbouring states of Haryana and Uttar Pradesh. The proliferation of service and industrial activities resulted in significant migration of people from Delhi, mainly towards Gurugram, Noida and Ghaziabad.

The map below highlights the key office micro markets of NCR illustrating the geographical expanse of the office market. The micro markets covered for the analysis are the prime contributors to the office supply in NCR.



Source: Cushman and Wakefield Research

(Map not to scale)

NCR is presented as a consolidated office market comprising four independent micro markets:

1. Delhi (which further comprises micro-markets viz, Delhi CBD & Delhi SBD)
2. Gurugram (which further comprises micro-markets viz, Gurugram North, Gurugram South & Rest of Gurugram)
3. Noida (which further comprises micro-markets viz, Sector 62, Noida–Greater Noida (NGN) Expressway & Rest of Noida)
4. Delhi International Airport Limited (DIAL)

The table below highlight the key statistics of NCR's office micro markets:

Particulars	NCR overall	Delhi	DIAL	Gurugram*	Noida	Gurugram North^
Total Completed Stock till 9M CY 2025 (msf)	101.50	3.45	2.56	70.76	24.73	33.30
Current Occupied Stock till 9M CY 2025 (msf)	84.18	2.88	1.92	58.79	20.59	31.05
Current Vacancy 9M CY 2025 (%)	17.1%	16.4%	25.1%	16.9%	16.7%	6.8%
Avg. Annual Absorption – CY 2022 – 9M CY 2025 (msf)	5.55	0.16	0.18	3.87	1.35	2.01
Future Supply – Q4 CY 2025 E – CY 2027 E (msf)	13.01	-	3.01	4.62	5.39	1.56
Market Rent – 9M CY 2025 (INR psf / month)	97	154	232	104	56	128

Source: Cushman and Wakefield Research

Notes:

1. *Only Grade A office spaces have been considered for the analysis presented in the above table.*
2. *Ghaziabad, Greater Noida and Faridabad have minimal office supply and have not been captured in the analysis.*
3. ** Brookfield India REIT's city market for Subject Property..*
4. *^Subject Micro Market within Brookfield India REIT's city market for Subject Property.*
5. *Stock ("stock" and / or "relevant stock") and Supply ("supply" and / or "relevant supply") numbers are computed by excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria. Additionally, for Noida, Non-IT buildings are also excluded from the analysis.*
6. *Vacancy and Net Absorption numbers are computed on the relevant stock.*
7. *The future supply estimates are based on analysis of proposed and under construction buildings.*
8. *The rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
9. *Rentals presented above are quoted weighted average values on completed stock.*

2 Brookfield India REIT's City Market - Gurugram

Bharti Airtel Centre is a freehold, Grade-A asset located in Gurugram North. The Subject Micro Market has well-planned infrastructure, is in proximity to key office and residential vectors and has established social infrastructure.

2.1 Overview

Gurugram (often called the millennium city) is located towards the South-West of Delhi. Gurugram falls under the Indian state of Haryana. Gurugram district is the second largest city of Haryana and serves as its industrial and financial center. As per the Census 2011, Gurugram has the 3rd highest per capita income in India after Chandigarh and Mumbai. The area of the Gurugram District is 1,258 sq. km. Further, the Indira Gandhi International Airport which is currently the only International Airport servicing the civil aviation demands of NCR is located at approximately 12 km from Cyber City. Compared to other suburban locations in Delhi, Gurugram enjoys several competitive advantages like presence of large multi-national corporations (MNCs) and their corporate office hubs, presence of multiple nationalized developers, connectivity, support infrastructure etc. Locational advantages along with presence of physical and social infrastructure has helped Gurugram to emerge as one of the prime office markets of NCR.



Source: Cushman and Wakefield Research
(Map not to scale)
Note: CPR stands for Central Peripheral Road
Note: The DMRC Yellow Line metro is proposed to be extended from Millenial City Centre Gurugram to Udyog Vihar, via Old Gurugram and finally terminating at Cyber City rapid metro station. Also, a station for Delhi – Alwar RRTS is proposed to enter Gurugram from Aerocity with a station at Cyber City and Rajiv Chowk on NH – 48. The source for the said metro routes is the information available in the public domain and may differ subject to final approvals.

Real Estate Overview

Office: The established office clusters of Gurugram are concentrated towards Cyber City, Udyog Vihar, MG Road, Golf Course Road and Sohna Road. Golf Course Extension Road is the next emerging office location after the clusters stated above. Gurugram is primarily characterized by investment grade developments offering modern amenities. To name a few, established players like DLF, Brookfield, Bharti, Hines, Vatika, Tata Realty, Ascendas, etc. have their footprint in Gurugram.

Retail: The retail landscaping of Gurugram is skewed towards retail mall format. MG Road, Golf Course Road, Sohna Road and NH 48 are the established retail mall locations of Gurugram. Galleria Market in DLF Phase – IV is one of the prominent high streets in Gurugram. Presence of a significant young working population in Gurugram led to the emergence of new formats viz. F&B hubs like DLF Cyber Hub, Sector 29 and 32nd Milestone, and are well accepted now. Golf Course Extension Road, Southern Periphery Road and Northern Periphery Road are the emerging locations for retail development. Golf Course Extension Road is primarily skewed towards high street retail formats.

Residential: The established residential clusters of Gurugram are concentrated towards Golf Course Road, Sohna Road, Sector 51 – 56 and Udyog Vihar. Golf Course Extension Road has also gained prominence as a residential location over past 2-3 years. Southern Periphery Road and Northern Periphery Road are the upcoming residential locations.

Other lifestyle: The hospitality segment in the Gurugram comprises of international and national renowned hotel groups such as Taj, Oberoi, Trident, Hyatt and many more located centrally in the city and servicing to foreign and domestic travellers. The hospitality segment in the city has grown tremendously to accommodate the growing demand from office occupants and residential population of the city. Currently, Gurugram houses over 2,500 keys in 4 & 5-star category of hospitality segment.

With more than 16,000 students graduating every year, Gurugram has ample talent pool to cater the office occupants present in the city. MDI, Amity University, ICFAI Business School etc. are few of the renowned educational campuses present in Gurugram.

Gurugram is divided into three office micro markets:

- Gurugram North – NH 48 starting from Ambience Mall till IFFCO Chowk covering up to 3 km of motorable distance on each side from NH 48 and MG Road. The Subject Property is located in Gurugram North micro market.
- Gurugram South – NH 48 starting from IFFCO Chowk till Hero Honda Chowk covering up to 3 km of motorable distance on each side from NH 48, Golf Course Road and Sohna Road.
- Rest of Gurugram – Golf Course Extension Road, Gurugram Faridabad Road, Southern Peripheral Road, New Gurugram, Northern Periphery Road and the geographical stretch of NH 48 beyond Hero Honda Chowk covering up to 3 km of motorable distance on each side from NH 48.

The key drivers of demand for office space in Gurugram are as follows:

- **Connectivity and linkages**: Gurugram is well connected to other nodes of NCR via robust road and metro network. Hence, efficient management of commuting by public and private mode of communication makes it a conducive location for workforce travelling for work.
- **Proximity to Indira Gandhi International airport**: Gurugram is in close proximity to airport and hence attracted large occupier base to the city. Its closeness to airport helped the city to grow at a very fast pace.
- **Presence of social and lifestyle infrastructure:** Along with good physical infrastructure the city offers a healthy mix of social and lifestyle infrastructure. Presence of good schools like Shri Ram, Shiv Nadar, Lotus valley, Suncity etc.; good hospitals like Artemis, Medanta, Fortis etc.; retail malls like Ambience mall, MGF Metropolis etc.; F&B formats like Cyber Hub, 32nd Milestone, Sector 29 etc.; crèche like Klay, IPSAA, Footprint etc.; has made Gurugram as one of the most preferred micro markets for the working population. The city offers easy accessibility to the amenities required by the working population to lead life independently.
- **Access to educated talent pool from Delhi, Haryana, Punjab, Rajasthan and Uttar Pradesh:** As the city is accessible through multiple modes of transportation and it offers residential spaces across various price categories, it attracts talent pool from all adjoining locations.
- **Growth of IT and GCC in India:** As India is moving ahead into a higher growth trajectory; the real estate requirement of the growing technology industry is also increasing. Traditionally, the Indian Technology industry was centered in Bangalore and later expanded to other cities such as Noida, Gurugram, Hyderabad, Pune, Chennai, and Mumbai. Concurrently, ~60% of Fortune 500 companies have set up their GCCs in India.

  In FY 2025, India hosts approximately more than 1,760 GCCs which generated revenue of almost USD 65 bn and employed more than 2.0 Mn people. The quality of India's workforce and office infrastructure have resulted in several multinational companies setting up GCCs in India. The allure of India's adept workforce and well-equipped office infrastructure has beckoned numerous multinational corporations to establish GCCs within the country. With the growth in IT Sector and GICs/GCCs, the demand for real estate from these companies have also seen an increase. These companies generally have high stickiness and typically prefer office spaces which offer large floor plates, amenities in the park and have proximity to the talent pool catchment areas.
- **Healthy mix of commercial, IT/ITeS, Non-IT and SEZ Developments:** Gurugram offers a healthy mix of commercial, IT/ ITeS, Non-IT and SEZ office space and hence attracts the occupier base across categories.

2.2 Key Statistics – Gurugram

Evolution of Gurugram as an office market has been phenomenal. With Gurugram emerging as an alternate to Delhi, it has witnessed multiple patterns of development viz. from strata sold developments to fully owned buildings and to integrated / campus developments. Supply introduced in the market in recent years has followed the demand characteristics, which gave rise to suitable patterns and quality of developments as required by the occupiers.

Particulars	Details
Total Completed Stock (9M CY 2025)	Approximately 70.76 msf
Current Occupied Stock (9M CY 2025)	Approximately 58.79 msf
Current Vacancy (9M CY 2025)	Approximately 16.9%
Avg. Annual Net Absorption (CY 2022 – 9M CY 2025)	Approximately 3.87 msf
Future Supply (Q4 CY 2025E – CY 2027 E)	Q4 CY 2025E: NIL CY 2026E: Approximately 3.06 msf CY 2027E: Approximately 1.56 msf

Source: Cushman and Wakefield Research

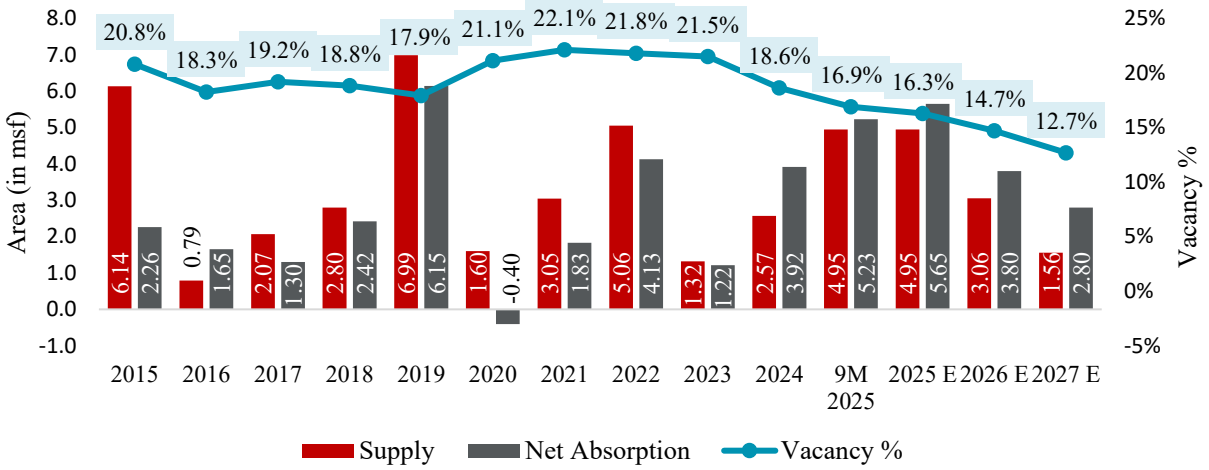
Notes:

1. *Only Grade A office spaces have been considered for the analysis presented in the above table. Vacancy and Net Absorption numbers are computed on the relevant stock.*
2. *Stock ("stock" and / or "relevant stock") and Supply ("supply" and / or "relevant supply") numbers are computed by excluding the buildings which are less than 1 lakh square feet in area, and applying certain other criteria..*
3. *The future supply estimates are based on analysis of proposed and under construction buildings.*
4. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

2.3 Supply, Net Absorption & Vacancy

The supply, net absorption & vacancy trend for Gurugram is as follows:

Gurugram - Supply, Net Absorption & Vacancy Trend Analysis



Source: Cushman and Wakefield Research

Notes:

1. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria.*
2. *Future supply estimates are based on analysis of proposed and under construction buildings, however future absorption estimates are derived basis past trends, current vacancy and estimated supply.*
3. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

The micro markets in Gurugram developed their individual flavours in terms of nature of developments (campus and integrated, strata and non-strata buildings) and larger developers created an ecosystem favouring their developments. Occupiers prefer office spaces offering better amenities and the health & safety standards. With infrastructure getting a boost from the government and city limits expanding, new micro markets are gaining prominence as office destination.

Gurugram's commercial real estate market has demonstrated strong momentum in 9M CY 2025, with net absorption reaching a record 5.23 msf—the highest since 2020. In the last 2 years, the net absorption exceeded new supply, signalling robust demand. Vacancy rates have been steadily declining, standing at 16.9% as of 9M CY 2025. With increased hiring across the sectors specially Technology and BFSI (which are large contributors to office market of India) the new demand is likely to keep growing for the office market. Gurugram's nature of hosting diverse demand from sectors like Technology, BFSI, professional services, media and telecom would help keeping the net absorption figures growing. In our view, the future supply would follow net absorption trends, maintaining the real estate growth momentum in the city. Hence, the vacancy levels are expected to move southward in the coming future.

The analysis of current overall vacancy level of Gurugram suggest that the vacancy levels for non-strata development is 13.1% as compared to the strata developments as 24.8%. This clearly demonstrates the preference of occupiers in the market.

It is further evident from the fact that the vacancy of the prominent non-strata developments of Gurugram has consistently remained sub 5%. As on 9M CY 2025, office buildings like One Horizon Center, DLF Cyber Park

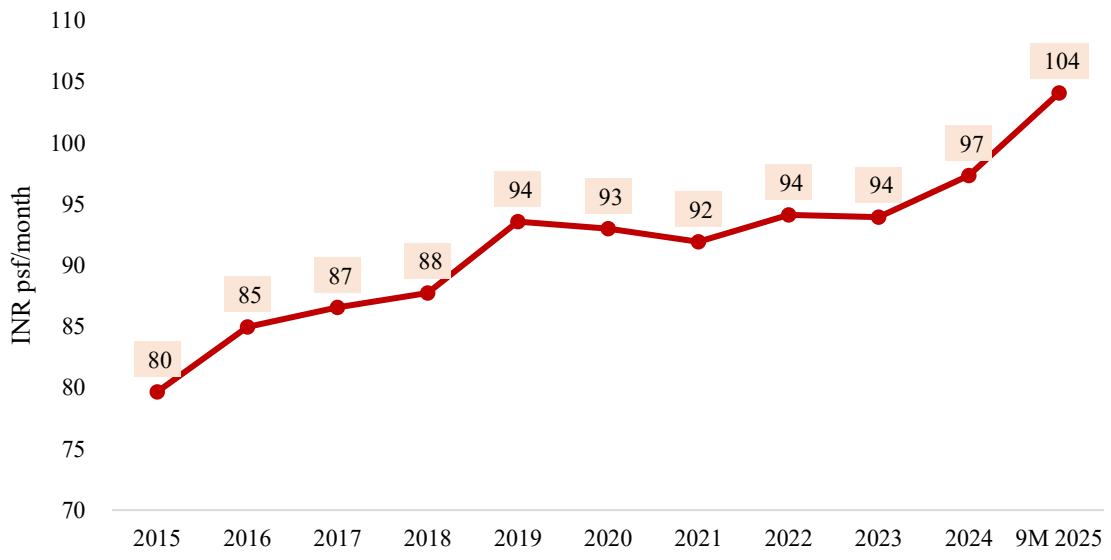
are fully occupied. Multiple buildings in DLF Cyber City, NH Prime and TRIL Commercial Tower have vacancy levels below 5%. Further, buildings such as DLF Downtown Block 4 and DLF Atrium Towers 1, 2, and 3, which have been recently added to the micro market, witnessed strong pre-commitments of over 95% and 70%, respectively.

Looking ahead, Gurugram's office landscape is set to be primarily shaped by non-strata owned developments. This is evident in the anticipated future supply of approximately 2.75 msf scheduled for completion between Q4 CY 2025E – CY 2027E.

2.4 Rental Trend Analysis

The rental trend for Gurugram is as follows:

Gurugram – Quoted Rental Trend



Source: Cushman and Wakefield Research

Notes:

1. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area across Gurugram.*
2. *The quoted rentals shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
3. *Rentals presented above are weighted average values on completed stock.*

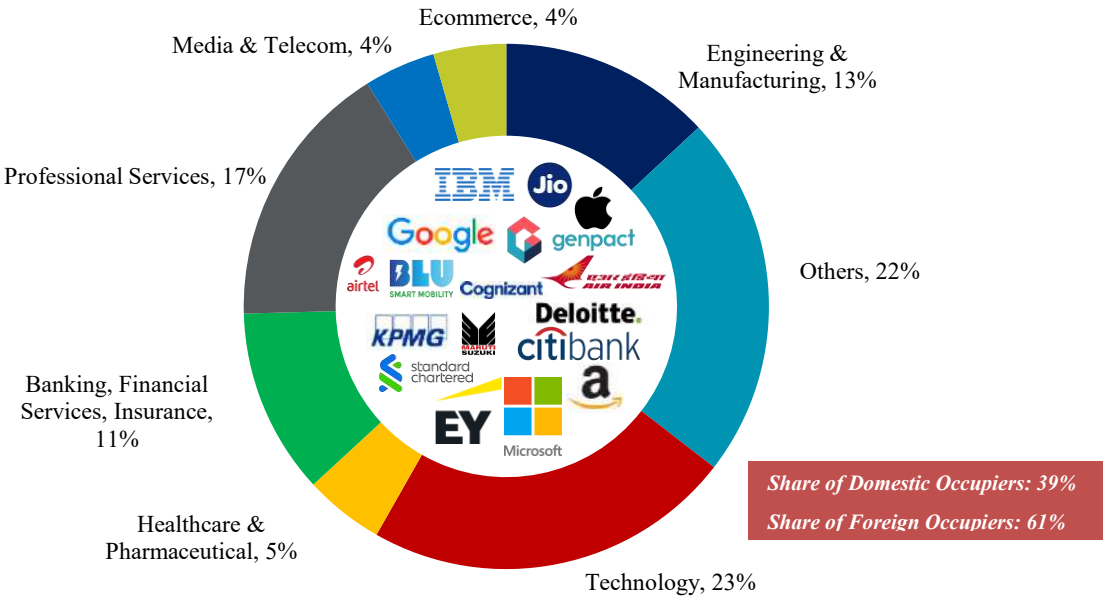
Gurugram witnessed stable rental growth of approximately 3.3% between CY 2015 and CY 2018, followed by a sharp spike in CY 2018–2019, pushing growth to around 6.6%. Between CY 2020 and CY 2022, around 75% of the new supply was concentrated in developing office micro-markets or strata-sold assets, which kept overall rentals largely stable during that period.

However, over the past two years, fresh office space supply such as DLF Downtown, HQ 27 and DLF Atrium has revived upward rental momentum. Since CY 2023, rentals have been on an uptrend, now commanding INR 104 psf per month.

Among Gurugram's micro markets, DLF Cyber City commands the highest rentals followed by Golf Course Road. NH 48 Prime micro market witnessed a drastic increase in rentals in 2019 due to the addition of DLF Cyber Park.

2.5 Sectoral Demand Analysis – Gurugram (CY 2015 – 9M CY 2025)

Key Industries present in Gurugram
(CY 2015 – 9M CY 2025 ~66.37 msf)



Source: Cushman and Wakefield Research

Notes:

1. *The lease transactions of less than 10,000 sq. ft. were ignored for Domestic & Foreign occupier bifurcation.*
2. *Others include Automobile, Education, FMCG, Logistics & Shipping, Aviation, Diversified, Real Estate & Related Services, etc.*
3. *The sectoral absorption analysis is based on gross absorption activity of Gurugram's relevant stock i.e., including any relocations, consolidations etc. All pre-commitments & sale/ purchase transactions are excluded from this analysis.*

Gurugram's office supply constitutes an equal mix of commercial and IT/ITeS developments and reflects similar positioning in demand. Technology is the prominent sector contributing 23% to the overall demand. The other prominent industries contributing 41% to the demand are professional services (17%), Engineering & Manufacturing (13%) and BFSI (11%). In the recent years, factors like start-ups, individual set-ups, emergence of e-commerce, change in consumer behaviour has further led to the increase in demand of office space (including flexi workspace). The mix of foreign and domestic occupants in Gurugram is 61:39.

3 Gurugram North – Competitive REIT Micro Market

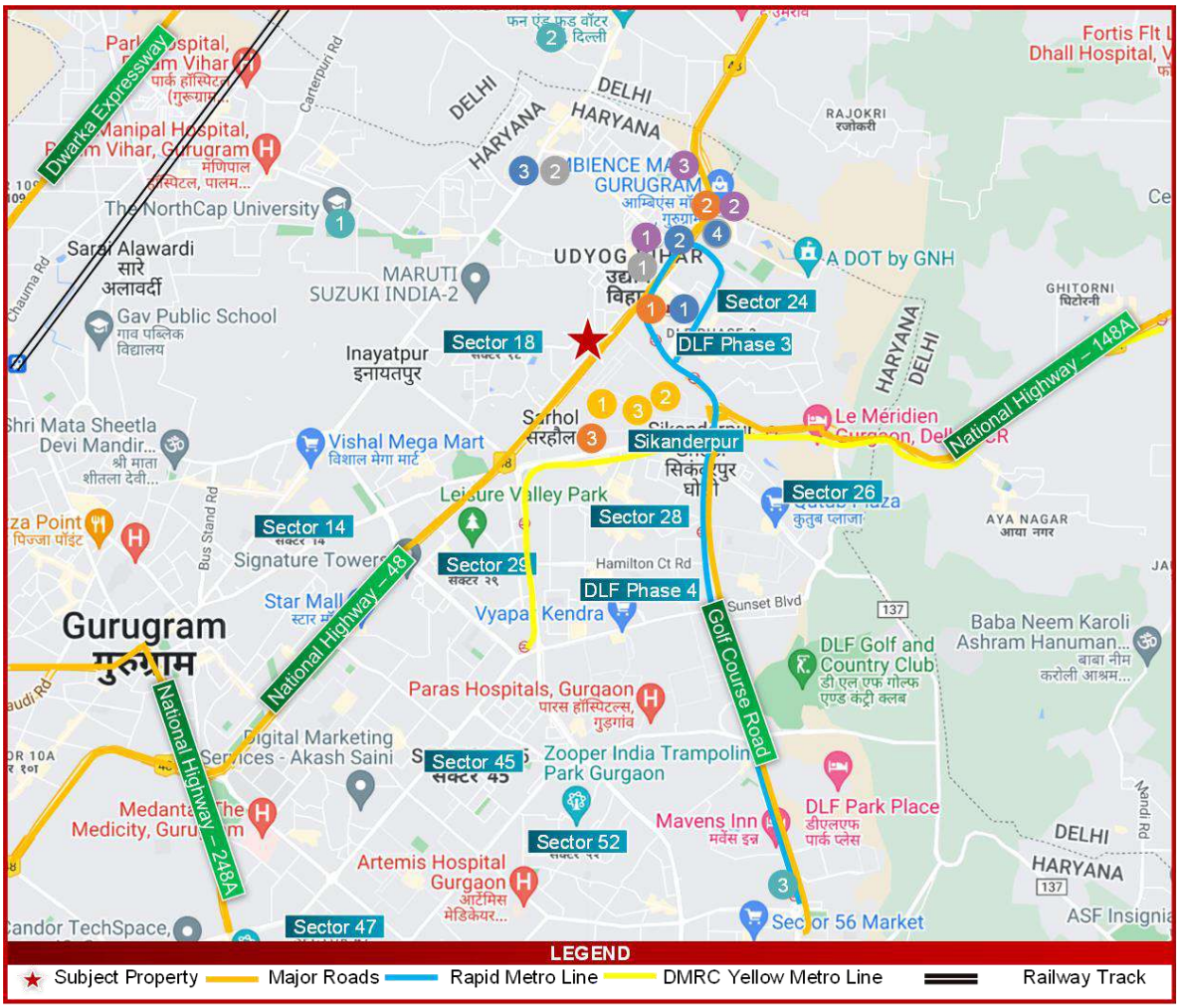
3.1 Overview

Gurugram North is the largest office micro market of Gurugram. It is an established office, residential and retail destination of Gurugram. The office supply in this competitive REIT micro market is interspersed between investment grade and sub-investment grade developments. The office supply constitutes a mix of IT and Non-IT developments primarily skewed towards IT.

Residential supply in this micro market constitutes a mix of independent plotted development and high-rise group housing developments catering to Middle-Income, Upper Middle-Income Group and High-Income Group. The retail landscaping of Gurugram North is a mix of high street and retail malls. The office supply additions here are primarily driven by DLF.

Emergence of DLF Cyber City as an office and leisure destination has resulted in upgrading the available infrastructure, imposing a positive impact on the competitive REIT micro market. Some of the prominent office developments in this micro market are DLF Downtown, DLF Cyber City, Candor TechSpace G2, DLF Cyber Park, RMZ Centra One etc.

3.2 Social and Physical Infrastructure



Source: Cushman & Wakefield Research

(Map not to scale)

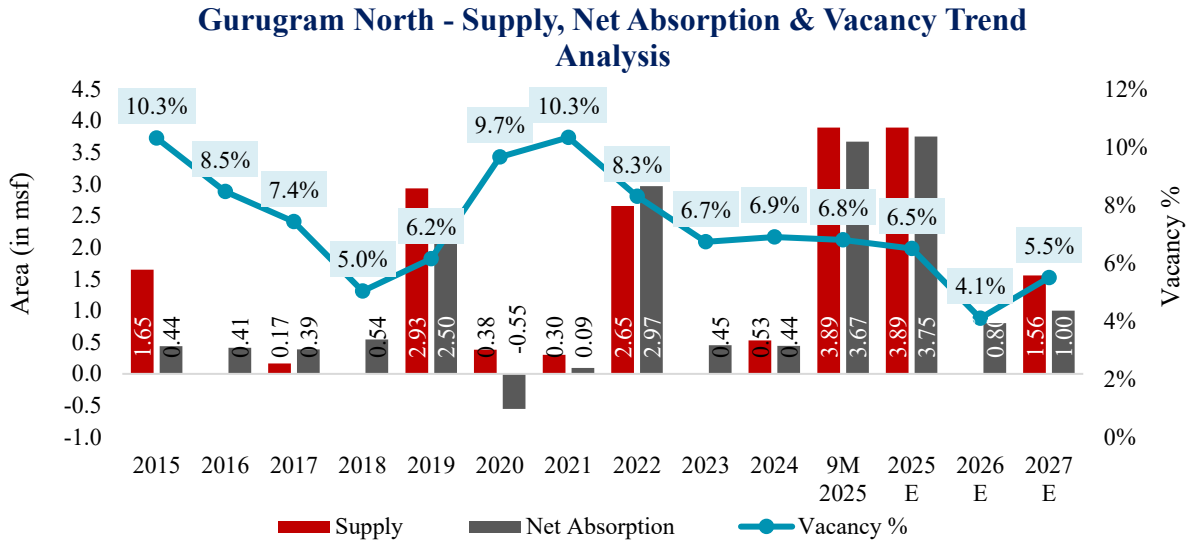
Key Commercial Developments | *Social Infrastructure* | *Lifestyle Infrastructure* | *Proposed/Under Construction Office Developments* | *Hospitality Developments* | *Higher Education Institutions*

Key Office Developments	Social Infrastructure	Lifestyle Infrastructure	Proposed/Under Construction Office Developments	Hospitality Developments	Higher Education Institutions
1. DLF Cyber City (3.2 km)	1. Rotary Public School (1.5 km)	1. Ansal Plaza (4.2 km)	1. DLF Atrium Place – Block 4 and 5 (2.5 km)	1. Hotel Hyatt Place (1.8 km)	1. Northcap University (3 km)
2. DLF Cyber Park (2.1 km)	2. Swiss Cottage School (4 km)	2. DLF Cyber Hub (3.2 km)		2. Oberoi/ Trident Hotel (2 km)	2. ICFAI Business School (>100 mtr)
3. Ambience Corporate Towers (6.6 km)	3. Columbia Asia Hospital (4.2 km)	3. Ambience Mall (5.1 km)		3. Hotel Leela (6.6 km)	3. Fairfield Institute of Management & Technology (2.5 km)
4. DLF Downtown Block – 2 & 3 & 4 (4.7 km)	4. KLAY Preschool & Day Care Center (500 m)	4. MGF Metropolitan Mall (7.2 km)		4. Westin Hotel (6.5 km)	
5. DLF Atrium Block –1, 2 & 3 & 4 (4.7 km) (2.5 km)		5. City Centre Mall (7.1 km)		5. Radisson Hotel (3.2 km)	

The Subject Property is located in Sector 18 of Gurugram and is accessible via NH 48 which is the main road, connecting Gurugram to other cities of NCR.

Both international as well as domestic airports are in the range of 12-16 kms from the Subject Micro Market (assuming Subject Property being the point of measurement). Currently the nearest metro station is Cybercity station on Rapid Metro line. Further, the state government has approved the expansion of existing Delhi Metro Yellow line to Old Gurugram, which will be connecting HUDA City Centre Metro Station to Udyog Vihar via Subash Chowk, Hero Honda Chowk, Old Gurugram, and Palam Vihar Extension and shall have 27 new stations. The 28 km extension is currently under construction.

3.3 Supply, Net Absorption & Vacancy Analysis



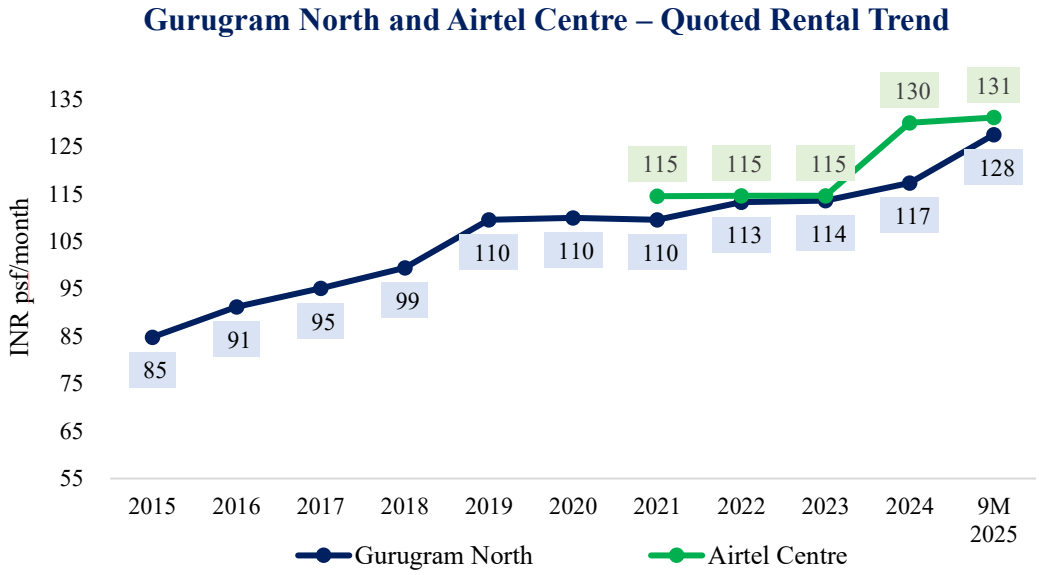
Source: Cushman and Wakefield Research

Notes:

1. *Only the relevant stock has been considered for this analysis excluding the buildings with less than 1 lakh square feet of area and applying certain other criteria.*
2. *Future supply estimates are based on analysis of proposed and under construction buildings, however future absorption estimates are derived basis past trends, current vacancy and estimated supply.*
3. *The net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals etc. The pre-commitments are recorded as absorption in the year in which the tenant moves in.*

Gurugram North refers to the geographical stretch of NH 48 starting from Ambience Island till IFFCO Chowk covering up to 3 km of motorable distance on each side from NH 48 and MG Road. It is the biggest micro market of the city, contributing about 47% of total stock of Gurugram. Gurugram North has witnessed limited supply since 2015 and witnessed consistent demand from occupiers. Gurugram North benefits from its location and presence of established players like Brookfield and DLF. The competetive REIT micro market offers large integrated office developments addressing the office space requirements of large occupiers. The quality of developments coupled with locational advantages will continue to drive demand for the micro market. The competetive REIT micro market has seen declining trend in the vacancy since 2021. Absorption as of 9M CY 2025 for the competetive micro market is ~3.7 msf with vacancy at 6.8%. The same trend is expected to continue in the near future.

3.4 Rental Trend Analysis



Source: Cushman and Wakefield Research

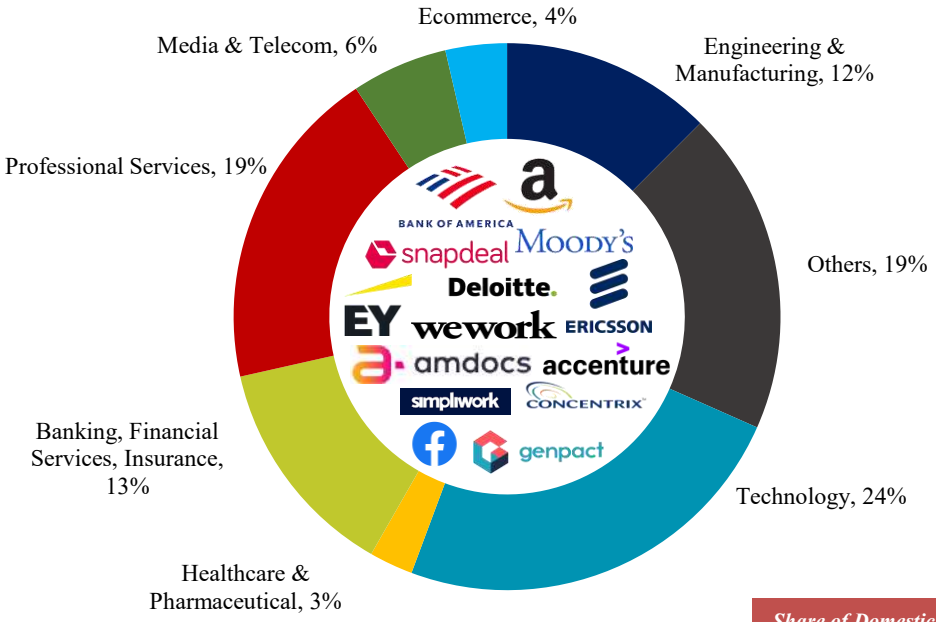
Notes:

1. *Only the relevant stock has been considered for this analysis excluding the buildings which are less than 1 lakh square feet in area and applying certain other criteria.*
2. *The quoted rentals of the Subject Micro Market shown above denote likely achievable values. Actual achievable rent may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.*
3. *Rentals for Bharti Airtel Centre have been sourced from Client. have been sourced from client. These are actual transacted rentals which include Fresh leases, Term renewals and space extension by existing tenants, which happened at improved efficiency and the same has been adjusted to asset level efficiency.*
4. *Rentals presented above are weighted average values on completed stock*

Gurugram North is the micro market closer to Delhi, IGI airport as well as easily accessible by NH 48 and hence enjoys superior connectivity with Delhi and NCR at large, as compared to the rest of Gurugram. The competitive REIT micro market has been developed majorly by players like DLF, Brookfield, Ambience, BPTP etc. and hence offers quality developments with better amenities. Gurugram North is also benefiting with regular infrastructure upgradation. This micro market has witnessed above average rental growth as it has managed to attract significant occupier base owing to its access to physical infrastructure and social amenities like F&B hubs at Cyber hub, Sector 29 etc. which are sought after by contemperorary working population. Rental trend analysis suggests that Airtel Centre has witnessed a rental growth of 3.6% as compared to a growth of 4.1% in the competitive REIT micro market over the same period i.e from CY 2021 to 9M CY 2025.

3.5 Sectoral Demand Analysis – Gurugram North (CY 2015 – 9M CY 2025)

Key Industries present in Gurugram North
(CY 2015 – 9M CY 2025 ~ 35.01 msf)



Share of Domestic Occupiers: 34%
Share of Foreign Occupiers: 66%

Source: Cushman and Wakefield Research

Notes:

1. *The lease transactions of less than 10,000 sq. ft. were ignored for Domestic & Foreign occupier bifurcation.*
2. *Others include Automobile, Education, FMCG, Logistics & Shipping, Aviation, Diversified, Real Estate & Related Services, etc. The sectoral absorption analysis is based on gross absorption activity of Gurugram North's relevant stock i.e., including any relocations, consolidations etc. All pre-commitments & sale/ purchase transactions are excluded from this analysis.*

Gurugram North is dominated by Technology and Professional Services sector which together contributes 43% of the leasing activity in the period CY 2015 – 9M CY 2025. The tenants are attracted to the competitive REIT micro market due to availability of good physical and social infrastructure. The technology occupiers in this micro market are involved in the activities of software development, process engineering, research and development etc. The other prime contributors to the demand are Engineering & Manufacturing and BFSI, together contributing 26%. The engineering occupiers in this micro market are involved in the activities of telecom research & development, automobile sales etc. The mix of foreign and domestic occupants in Gurugram North is 66:34.

4 Market Outlook

Gurugram North comprises some well-established office developments in the Competitive REIT Micro Market includes Candor TechSpace G2, DLF Cyber City, DLF Cyber Park, DLF Downtown etc.

The Competitive REIT Micro Market has witnessed a consistent decline in vacancy levels since 2021. As of 9M CY 2025, net absorption stands at 3.67 msf, with vacancy at 6.8%. Looking ahead, despite an anticipated supply of approximately 1.56 msf between Q4 CY 2025E and CY 2027E, vacancy rates are expected to remain stable—ranging between 4% and 7%—supported by high-quality upcoming developments and sustained demand from occupiers.

According to the market assessment provided, the current weighted quoted average market rentals of Competitive REIT Micro Market is INR 128 per sq. ft./m and may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.

Considering the well-maintained infrastructure, key location, improved connectivity (through planned elevated corridors and underpasses and expansion of metro network), the annual growth rate of 5% in market rents over medium to long term appears achievable for the Subject Property.

We expect that the factors including growth in the IT-BPM sector, increased interests into Indian offshore centers by several IT/ITeS corporates and GCCs will further drive significant demand in the office real estate sector.

C SUBJECT PROPERTY REPORT

1 Address, Ownership and Title details of the Subject Property

Address:	Bharti Airtel Ltd. Plot No. 16, Phase IV, Sector 18, Gurugram, Haryana 122015
Ownership & title details:	Land Tenure: Freehold. The Subject Property is wholly owned by Rostrum Realty Projects Private Limited (refer Clause 1.4 and for ownership structure refer Annexure 2).

Source: Client Information

1.1 Encumbrances

Unless disclosed and recorded in the Subject Property Report – Part C, the Subject Property is considered to possesses a good and marketable title and is free from any unusually onerous encumbrances with no option or pre-emption rights in relation to the assets except for those created in favour of the lenders, based on the information given in the Title Reports prepared by Khaitan & Co. (Hereinafter referred to as 'Legal Counsels'). We have not checked and verified the title of the Subject Property.

1.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Rostrum Realty Private Limited – Property Tax Paid up to FY 25-26.

1.3 Material Litigation

Based on discussions with the Client and Title Reports shared, there are no material litigations relating to the Subject Property or any compounding charges.

1.4 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

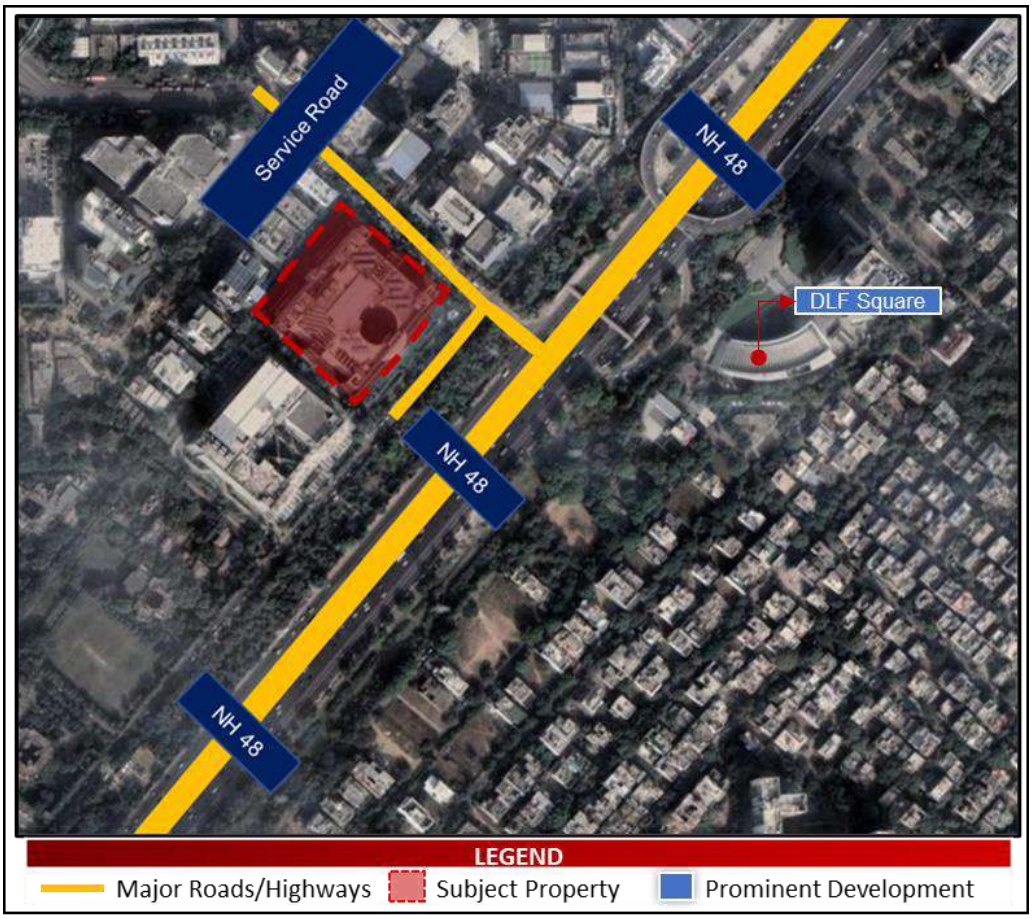
2 Location

2.1 General

Bharti Airtel Centre (hereinafter referred to as "Subject Property") comprising of freehold land of approximately ~4.7 Acres is Airtel's corporate facility located in Phase IV of Sector 18, Gurugram.

It is part of Gurugram North micro market which is one of the established and prime business district, residential and retail micro-markets of Gurugram. Gurugram's largest office cluster viz. DLF Cyber City is located in micro market of Gurugram North. Being located in Gurugram North micro market, the Subject Property has access to good physical and social infrastructure. The Subject Property is well connected with other parts of the city through road and other infrastructure. NH 48 is the main connecting road, connecting Gurugram to other cities of NCR.

Subject Property is in close proximity to Cybercity Rapid Metro Station which further enhances its accessibility from different parts of NCR. Also, the state government has approved the expansion of existing Delhi Metro Yellow line to Old Gurugram, which will be connecting HUDA City Centre Metro Station to Cyber City Metro via Subash Chowk (nearest landmark to Subject Property), Hero Honda Chowk, Old Gurugram and Palam Vihar Extension. Once operational, the said metro route will have 27 new stations. The same is currently under construction. The location map of the Subject Property is as follows:



Source: Cushman and Wakefield Research

(Map not to scale)

Site Boundaries:

The site boundaries for the Subject Property are as under:

North: Service Road

South: RMZ infinity park

East: NH- 48 (Delhi – Jaipur Expressway)

West: MM Tower Parcel

2.2 Accessibility

The Subject Property is well connected to major locations in the city as well as in the NCR via multiple modes of communication. The distances from major landmarks of NCR are as follows:

- On NH 48 (Delhi – Jaipur highway)
- Approximately 1.4 km from Cyber City Rapid Metro Station
- Approximately 02 km from DLF Cyber City
- Approximately 05 km from Sikanderpur Metro Station
- Approximately 10 km from Gurugram Railway Station
- Approximately 12 km from IGI Airport
- Approximately 25 km from Connaught Place

2.3 Ground Conditions

Based on visual inspection, there was no evidence of adverse ground conditions at the Subject Property or immediate vicinity.

2.4 Environmental Considerations

We have not carried out any investigations or tests, nor have we been supplied with any information from the Client or any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject property or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster, the location of the Subject Property with respect to risks pertaining to earthquakes, and flooding was studied basis the data that has been published on various government websites. Source for the same has been annexed in annexure 10. Gurugram, where the Subject Property/(ies) are located, falls in Seismic Zone IV with a high damage risk. The city also faces a high risk in terms of heatwaves. The terrain is generally flat with a few isolated hillocks in the northeastern part. As per the Flood Affected Area Atlas of India 2023, Gurugram has not been affected by floods. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it to any induced disaster.

2.5 Town Planning and Statutory Considerations

We have not made formal search but have generally relied on readily available information to general public. Our Report is on current use/ current state basis of the Subject Property, and we have not considered any

Government proposals for road widening or compulsory purchase/ acquisition, or any other statute in force that might affect the Subject Property.

3 Subject Property - Asset Description

Subject Property is an IT/ITeS development. The detail of building is as follows:

- 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. 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

Completed building with Occupancy Certificate (OC) received.

Particulars	Leasable Area (sq. ft.)	Floor (#)	Status	Completion Date
Tower 1 (Wings A and B)	692,585	8 (including LGF and UGF	Completed	N. A
Total	**692,585**			

Source: Architect's Certificate (Dated: 16th October 2025), Rent Roll as of 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information

3.1 Key Asset Information

Completed Building with Occupancy Certificates (OC) received.

Particulars	Details
Entity:	Rostrum Realty Private Limited
Asset Type:	IT / ITeS
Sub-Market:	Gurugram North
Approved and Existing Usage:	IT / ITeS
Land Area (acres):	~4.7
Freehold/Leasehold:	Freehold Land
Leasable Area:	6,92,585 sq. ft.
Occupied Area:	6,92,585 sq. ft.
Committed Occupancy (%) *:	100%
Current Effective Rent (excluding parking):	INR 131.15 per sq. ft. per month (office Tenants only)
Number of Tenants:	1 (office) Bharti Group**

Source: Architect's Certificate (Dated: 16th October 2025), Rent Roll as of 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client information.
*Note: *Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area*
*** Bharti Group includes Beetel Teletech Limited, Bharti Airtel Limited, Nxtra data ltd. And Bharti Foundation.*
Refer company structure set out in (Annexure 2)

3.2 Subject Property Inspection

Date of Inspection:	The Subject Property comprising 1 tower was physically inspected on 28th February 2025.
Inspection Details:	The inspection comprised of visual inspection of: a. Operational building b. Visits to their key utility areas such as LT electric room, DG Room, Pump room, HVAC installations, power back up, STP, etc

Key Observations:

The Subject Property is an IT/ITeS office space offering large floor plates.

- **Completed/ Operational Building:**

  The operational building Tower 1 having two wings with OC received admeasure 692,585 sq. ft. of leasable area.

  The operational building comprises.

  a. Office: 1 office tower having leasable area of 692,585 sq. ft. The office tower is entirely occupied by Airtel 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.

Certifications

- Subject Property has certification of LEED Gold rating for sustainability in addition to BEE 5 Star rating, Best Innovative Kaizen in Quality - Platinum Award, BEE 5-star rating, CII National Maintenance Circle Competition "Best Case Study on Innovation in Maintenance", and CII National 5S Excellence Award - Diamond rating.

Parking

- The large parking requirement is catered by multilevel basements parking slots contributing to 1,028 parking spaces.

Other Observations

- The Subject Property has one entry and exit point which are managed according to the traffic circulation plan.
- The visual inspection of the building did not reveal any cause of concern with no visible signs of any disrepair or ill maintenance.
- The utility areas also appeared well maintained, visually.
- No instances of any major logging or water accumulation were observed during the inspection.

*Source: Architect's Certificate (Dated: 16th October 2025),*Rent Roll as of 30th September 2025*

Note:

a. 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 are based completely on visual survey.

3.3 Investigation and nature and source of information

The Valuer undertook physical visits of the Subject Property wherein the building and related assets were visually inspected to assess the condition of the building and the apparent state of its maintenance/ upkeep.

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 who were appointed by the Client to undertake market research and portfolio analysis of the Property forming part of the REIT.

The Valuer relied on the following information and documents shared by the Client with respect to the Subject Property:

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.

Architect's Certificate (Dated: 16th October 2025), mentioning site areas and Subject Property areas.

Relevant approval documents from competent authorities regarding occupancy, operations and fire safety with respect to specific building in the Subject Property.

Lease agreements and commercial clauses thereof for major tenants on a sample basis.

Masterplan/ Development plan applicable in the jurisdiction of the Subject Property.

Management representation regarding the following:

Major repairs undertaken and proposed in the Subject Property (*please refer Annexure 8*)

Statement of Assets

Revenue pendency, if any

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

3.4 Tenant Profile

As of 30th September 2025, the Subject Property is entirely occupied by Bharti Group which account for ~100% of leased area and ~100% of the gross rental income.

Rank	Top 10 Tenants according to Leased Area	Leased Area (sq. ft.)
1	Bharti Group*	692,585
	Total	**692,585**

Source: Rent Roll as of 30th September 2025 and Client Information

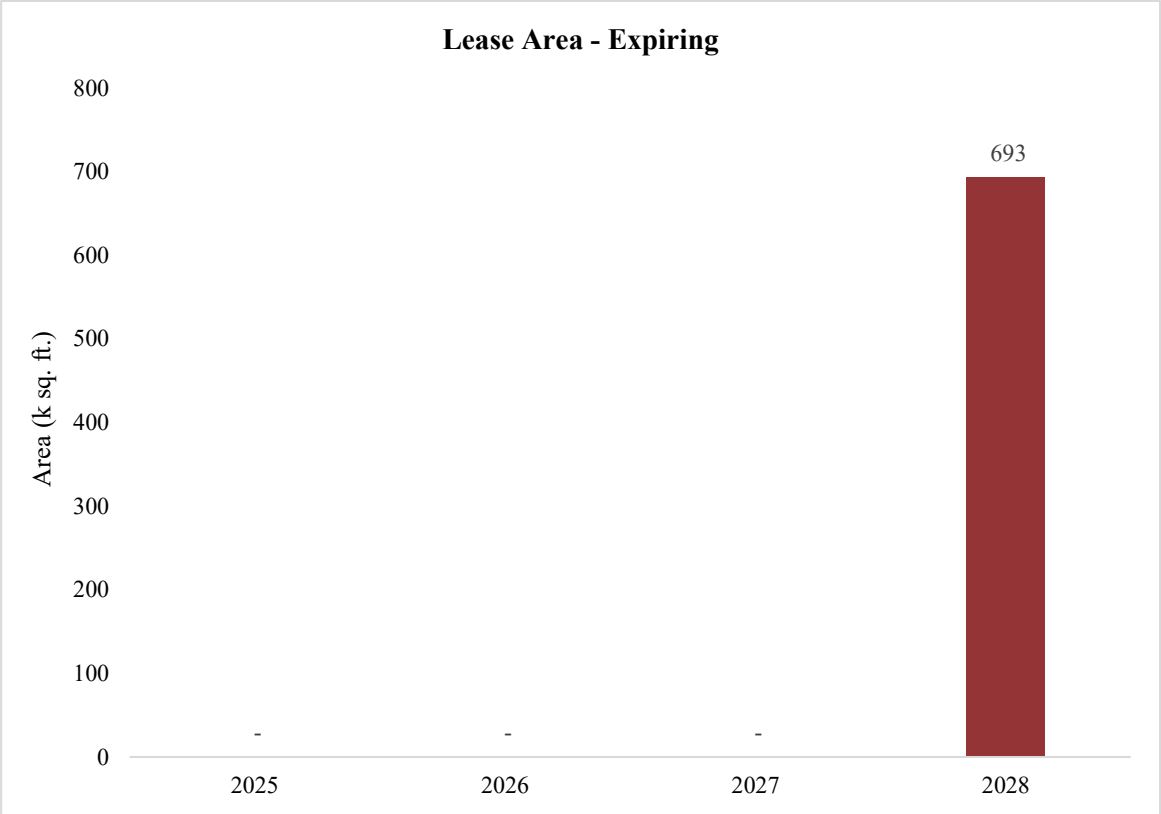
Rank	Top 10 Tenants according to Gross Rentals	Share of Gross Rentals
1	Bharti Group*	100%
	Total	**100%**

Source: Rent Roll as of 30th September 2025 and Client Information

** Bharti Group includes Beetel Teletech Limited, Bharti Airtel Limited, Nxtra data ltd. And Bharti Foundation .*

3.5 Lease Expiry Profile

The Weighted Average Lease Expiry (WALE) of the Subject Property is 2.5 years, with ~100% of occupied area expiring between 2025 and 2028 as shown in the chart below.



Source: Rent Roll as of 30th September 2025 and Client Information

Notes:

1. *The chart is prepared on the basis of Calendar Year.*
2. *Here 2025 represents 1st October 2025 to 31st December 2025.*

4 Valuation Approach & Methodology

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 lease deeds were reviewed to identify tenancy characteristics for the asset.

Property Documents and architect certificates as mentioned in earlier sections of the report were reviewed for validation of area details, ownership interests of the Subject Property.

Physical site inspections were undertaken to assess the current status of the Subject Property.

4.2 Micro-Market Review:

For the purpose of the valuation exercise, reliance has been placed on the market report prepared by Cushman and Wakefield (C&WI), who 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 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 completed 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 releasing).

4.3 Cash Flow Projections:

1. The Subject Property is a completed building. The cash flows have been projected as mentioned below to arrive at the value estimate.

2. 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 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:

   Step 1: Projecting the rental income as per the existing lease terms for a cashflow period of 10 years.

   Step 2: Generating a market led rental income stream for identified tenancies for the time period similar to the cash flows drawn in the aforementioned step.

   Step 3: 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).

3. Recurring operational expenses, and vacancy provision 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.

4. The net income on quarterly basis has been projected over the next 10 years and the one year forward NOI (for 11th year) as of end of year 10 has been capitalized to assess the terminal value of the development. The quarterly net cash flows over the next 10 years along with the terminal value estimated at the end of year 10 have been discounted at a suitable discount rate to arrive at the net present value of the cash flows accruing to the Subject Property through this approach.

4.4 Information Sources:

Subject Property related information relied upon for the valuation exercise has been provided to the Valuer by the Client and the market data has been provided by C&WI, unless otherwise mentioned. 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 only to ensure its correctness.

5 Assumptions considered in Valuation (DCF Method)

The following assumptions have been made to arrive at the market value of the Subject Property as on 30th September 2025:

Cashflow Period	Unit	Details
Valuation Date	Date	30-Sep-25
Cashflow Period	Years	10
Cashflow Exit Period	End Date	30-Sep-35

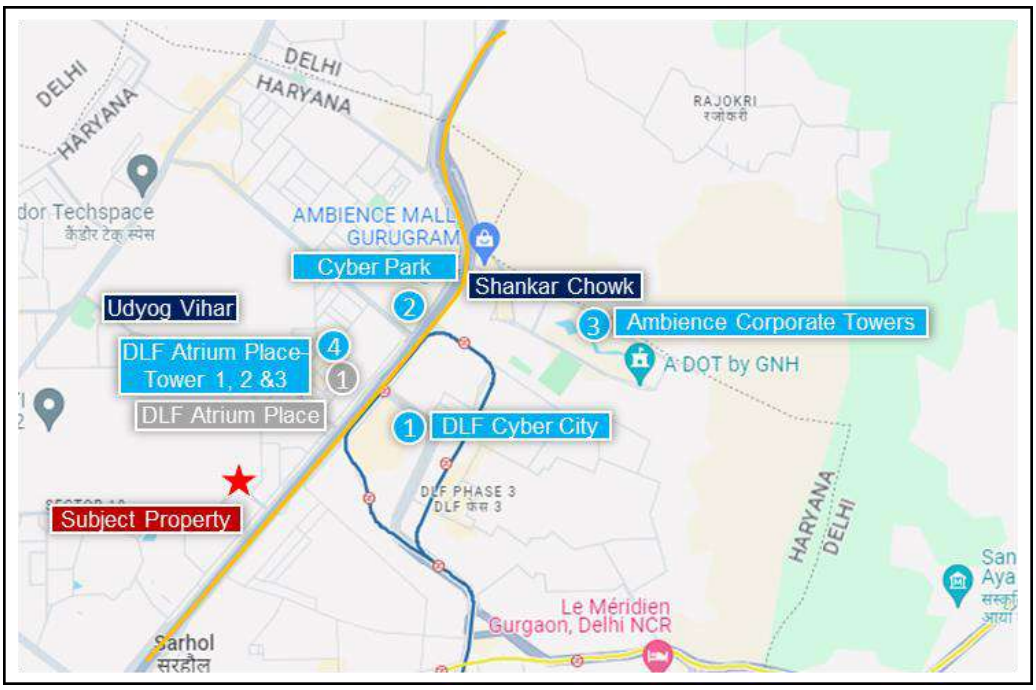
Subject Property Details:

Property Details	Unit	Details
Total Property Leasable Area	Sq. ft.	692,585
Area Leased	Sq. ft.	692,585
Committed Occupancy*	%	100.0%
Stabilized Vacancy	%	2.5%
Further leasing	Sq. ft.	-
Existing Lease Rollovers	%	97.5%
Rent Free Period – Existing Leases	Months	1
Rent Free Period – New Leases	Months	4
Total Parking Slots	#	1,028
Estimated Leasing Period	# of quarters	-

*Source: Architect's Certificate (Dated: 16th October 2025), *Rent Roll as of 30th September 2025*
Note: Further Leasing and Estimated Leasing Period relate to the existing Vacant Area.
**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed Leasable area).*

- **Rent-free period:** In accordance with market benchmarks for Grade A properties, rent-free period of one month has been considered for existing lease rollovers and four months for new leases.
- **Future absorption:**
  - Over 2022 – 9M CY 2025, the Gurugram North micro market has witnessed an average annual net absorption of approximately 2.01 msf.
  - Going forward, the micro market is expected to have an average annual demand of approximately 0.86 msf per annum till 2027E.
  - Currently the Subject Property is 100% occupied and stabilised vacancy provision for 2.5% has been assumed. Therefore, there is no area to be further leased in the Subject Property.
  - The entire property is leased to Bharti Group with due lease expiry at the end of FY 2028. For the purpose of valuation, post expiry of current lease, we have assumed the entire area as vacant area. The same area will be re-leased within 2 quarters from the date of lease expiry wherein rent-free period is assumed to be 4 months along with brokerage of 2 months of rental.

Subject Property and Relevant Existing/Upcoming Supply in the Gurugram North Micro Market



Source: Cushman and Wakefield Research
Note: Blue boxes signify existing supply and grey box signifies upcoming supply.

Revenue Assumptions

Revenue Assumptions	Unit	Details
Achievable Market Rent – Office (Base)	Per sq. ft. per month	INR 128.00
Achievable Market Rent – Office (including Parking)	Per sq. ft. per month	INR 131.00
Rental Growth Rate (for FY'27 onwards)	% p.a.	5.0%
O&M Income Growth Rate –FY 27 onwards (excluding sinking fund)	% p.a.	5.0%
Normal Market Lease Tenure	# of years	9
Normal Market Escalation at end	# of years	3
Market Escalation at the end of Escalation period	%	15%
O&M Income for future leases	Per sq. ft. per month	INR 23.39

- **Market rent - office:**
  - Achievable market rent includes parking charges of INR 3 per sq. ft. per month (considering the sparking rent of INR 4,000 per slot per month)
  - Considering the location, accessibility, quality and size of the building, we expect the Subject Property's monthly rental would be INR 131 per sq. ft. per month (inclusive of parking charges) and the same is considered for our calculations.
  - Rental assumption for 31st March 2025 valuation was INR 125 per sq. ft. which has been revised to INR 131 per sq. ft. for the 30th September 2025 valuation based on the transactions that have taken place in the micro market and the in-place rental currently being achieved by Subject property.
- **Market rent growth rate:** Considering the overall occupancy and future supply profile in the Subject Micro Market, we expect annual growth in achievable market rentals to be 5% in the medium to long term.
- **Other income:** We have been provided with other income for Visitor Car Park, Signage, ATM, Telecom Tower, and other miscellaneous income. We have considered an annual growth of 5% on other income. Also, other income includes property tax recovery from the tenants as per the contract and the same are escalated at an annual growth rate of 5%.
- **O&M Income:** O&M Income were shared by the Client. O&M income constitutes, O&M Expense and Mark-up of 20% on O&M expense and sinking fund. Since O&M revenues include sinking fund which is being charged at a constant rate without any growth assumed on it, the growth rate for O&M Income has been suitably adjusted to normalise it over the future tenure. O&M Income has been provided for FY'26 and the same has been projected to increase at 5% per annum from FY'27 onwards excluding sinking fund.
- **Projected NOI Growth:**

  Considering the above-discussed assumptions on rental growth, market trends, supply-demand conditions, and macroeconomic factors, the projected Net Operating Income (NOI) growth for the assets has been arrived at as detailed below:

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	1,154	1,206	750	1,208	1,263	1,331	1,447	1,447	1,525	1,659	1,659
Growth		4%	-38%	61%	5%	5%	9%	0%	5%	9%	0%

Operating Cost Assumptions

Cost Assumptions	Unit	Details
Brokerage cost (Renewal/ Release)	Month Rent	1 Month Rent
Brokerage cost (New Lease)	Month Rent	2 Month Rent
Current O&M Expense	Per sq. ft. per month	INR 16.88
Property Tax	Per sq. ft./month	INR 1.21
Cost Escalation	% p.a.	5.0%
Maintenance Capex	Per sq. ft. per month	INR 2.3
Transaction Cost on Sale	% of Terminal Value	1.0%

- **Brokerage:** In accordance with the market benchmarks for Grade A property, we have assumed brokerage expense amounting to two months for new leases and one month for existing lease rollovers.
- **Property Tax:** Property tax has been provided by the Client for FY'26 and the same has been projected to increase at 5% per annum from FY'27 onwards.
- **O&M Expense:** O&M Cost has been calculated basis markup of 20% on CAM income after deducting sinking fund and the same has been projected to increase at 5% per annum from FY'27 onwards.
- **Payroll Expense:** The payroll expense for the period between 1st October 2025 – 31st December 2034 for Airtel Centre is considered to be ~INR 192.31 Million. The same has been converted to annual basis and escalated at 8% annually for subsequent years.
- The cost escalation/inflation assumption of 5.0% per annum has been determined based on similar portfolios and which further corroborates with general consumer inflation trends observed in the Indian economy. This rate reflects average taken for historical inflation data for past 10 years from 2015 to 2024. Below is a table presenting the consumer inflation rate across various years:

Year	Inflation (%)
2015	4.91%
2016	4.95%
2017	3.33%
2018	3.94%
2019	3.73%
2020	6.62%
2021	5.13%
2022	6.70%
2023	5.65%
2024	4.95%

Source: Worldbank.org

Discount Rate & Capitalisation rate assumptions

- **Capitalization Rate:**

Capitalization rate ("Cap rate") is a real estate industry metric referring to the ratio of the Net Operating Income (NOI) arising rental income to their gross asset value, indicating the expected income yield of the investor from concerned property. It reflects the expectation of the investor on stability of rental income driven by the asset quality, tenant profile, market demand-supply dynamics and macro-economic expectations on prevailing risk free/ low risk interest rates.

The capitalization rate adopted for valuing various assets has been based on factors such as:

- Relevant parameters of some key investments in comparable properties of similar quality, use, tenant profile made by institutional real estate investors were perused. Further, considering that these investments have been made through institutional player, the cap rate for the Subject Property was suitably adjusted.

  The selected comparable investments consist of investment-grade A properties with a similar tenant profile, commercial usage backed by institutional investors. These properties primarily include large office parks, aligning closely with the characteristics of the REIT properties. Considering these criteria, following comparable transactions have been analyzed to derive the capitalization rate:

Name of Seller	Name of Buyer	Location	City	Name of Building	Type of Building	Year of Transaction	Area (sq. ft.)	Deal Size (INR mn)	Capitalization Rate
Shapoorji Pallonji-Allianz	GIC	Gachibowli	Hyderabad	Waverock 2.1	Commercial	2024	22,84,918	21,500	~8%
MFAR Developers	Edelweiss Alternatives	Outer Ring Road	Bangalore	Embassy Manyata Tech Park	Commercial	2024	11,00,000	15,000	~8%
Kalyani Developers	Tablespace Technologies	Whitefield	Bangalore	Kalyani Camellia	Commercial	2024	5,00,000	5,000	~8%
Bhartiya Group	GIC	Hebbal	Bangalore	Bhartiya City	Commercial	2023	30,00,000	28,000	~8%
Brookfield Asset Management	GIC & Brookfield REIT	Powai	Mumbai	9 Grade A Properties in Downtown Powai	Commercial	2023	27,00,000	65,000	~8%
Brookfield Properties	Brookfield REIT & GIC	Gurugram	NCR	Candor Techspace G1	Commercial	2023	37,98,366	47,250	~8%
Salarpuria Sattva	Continental Automotive	Electronic city	Bangalore	South Gate	Commercial	2022	8,50,885	7,516	8.32%
TRIL Properties	CPPIB	Suburban South	Chennai	TRIL Info Park	Commercial	2022	46,67,000	63,000	~7.6% - 7.7%
Embassy Property Developments Pvt. Ltd.	Embassy Office Parks REIT	ORR, Bangalore	Bangalore	Embassy Tech Village	Commercial	2020	91,00,000	97,824	7.50%

- *Source: Secondary Market Research*
- *Note: The above information is based on information published in public domain and discussions with various market players.*

Based on these considerations, an exit capitalisation rate ranging between 7.5% and 8.5% has been adopted, with the lower end of the range applied to assets demonstrating superior performance and fundamentals within the portfolio. Thus we have considered the cap rate as 8% for the valuation of Bharti Airtel Centre.

- **Discount Rate**

  The discount rate applied to the available cash flows reflects the opportunity cost to all the capital providers, namely shareholders (Cost of Equity) and creditors (Cost of Debt), weighted by the relative contribution to the total capital of the company (WACC). The opportunity cost to the capital provider equals the rate of return the capital provider expects to earn on other investments of equivalent risk.

  - **Cost of Debt**

    The cost of debt is the return that a company provides to its debtholders and creditors. These capital providers need to be compensated for any risk exposure that comes with lending to a company. The cost of debt for real estate assets is often influenced by the stage of development of the asset. The mature and income-generating assets are considered less risky, leading to lower interest rates. In this context, the cost of debt for Brookfield India REIT properties is benchmarked to the interest rates observed in REITs, as all bear similar characteristics in terms of type and development status of properties. Since a major portion of REITs' portfolios consists of completed, income-generating assets, the cost of debt aligns more closely with the Lease Rent Discounting (LRD) rate.

    This approach ensures that the cost of debt is aligned with the risk profile of the property and current market conditions,

    Please find below Cost of Debt for Comparable REIT.

REIT	Jun-25
Embassy Office Parks REIT	7.55%
Mindspace Business Parks REIT	7.84%
Brookfield India Real Estate Trust	8.10%
Knowledge Realty Trust	8.99%

Source: Analyst Presentation for respective REIT

    The cost of debt for September 2025 valuation has been taken at 8.4 % basis the range of cost of debt for the REITs as mentioned in the above table.

  - **Cost of Equity**

    We have considered the cost of equity at 14.50% as per the market return expectations of various investors for commercial office. Apart from that we have also benchmarked CAPM model and inputs of same is detailed out as under

    - We have considered risk free rate of 6.96% based on average 10-year treasury bond yield.
    - For calculation of beta, we have benchmarked industry (Nifty Realty Index). We have considered average 5-year Beta of Nifty Realty index with respect to Nifty 50.
    - We have considered market risk premium of 5.59% based on the returns of broad-based BSE 500 stock index for the past 10 to 15 years.

- **Debt-Equity Ratio (weightage of WACC)**

  As discussed earlier, the cost of debt has been derived based on prevailing LRD rates, while the cost of equity has been calibrated to account for both asset-specific and market-specific factors, reflecting investor expectations from an operational Grade A office spaces. Additionally, the debt-to-equity mix

has been determined considering the typical LRD tenures and the extent to which debt financing contributes to the overall asset value.

It may be noted basis management representation that the current debt equity structure of Brookfield India REIT is 30:70. However, the SEBI REIT Regulations states that the maximum permissible limit for debt is 49%. Hence, we have considered the debt and equity mix of 45% and 55% which lies well within the limit specified as per the SEBI REIT Regulations and is also accepted by the market participants.

Derivation of WACC

Based on above, the following WACC rate has been assumed for completed commercial assets part of the Brookfield India REIT:

	Cost	Weightage	
Cost of Debt	**8.4%**	**45.0%**	**~11.75%**
Cost of Equity	**14.5%**	**55.0%**	

Note: As per management representation planned debt equity structure for Brookfield India REIT is 45:55.

6 Market Value

The Valuer is of the opinion that the subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property, as on 30th September 2025, is as follows:

Component	Market Value as on	In Figures	In Words
Completed Building	30th September 2025	INR 13,766 Million	Indian Rupees Thirteen Billion Seven Hundred and Sixty Six Million Only

Note : The value of Brookfield India REIT share in the Subject Property is 50%, that is, INR 6,883 Million (i.e. Six Billion and Eight Hundred and Eighty Three Million)

Market Value Progression

Component	Market Value (INR Mn) as on	
	30th September 2024	31st March 2025
Completed Buildings	INR 12,431 Million	INR 12,701 Million

Ready Reckoner Rate

Component	Rate
Built up area	Land + INR 1000 /- Per Sq. ft. Land – INR 66,000 per sq. yard.
Land area	INR 1,45,300 per sq. yard.

For reference, please refer Annexure 7.

I, L. Anuradha, the Valuer for the Subject Property, hereby declare that:

- I am fully competent to undertake the valuation,
- I am independent and have prepared the report on a fair and unbiased basis, and
- I have valued the properties based on the valuation standards as specified under sub-regulation 10 of regulation 21 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014

Prepared by



(L. Anuradha)

IBBI/RV/02/2022/14979

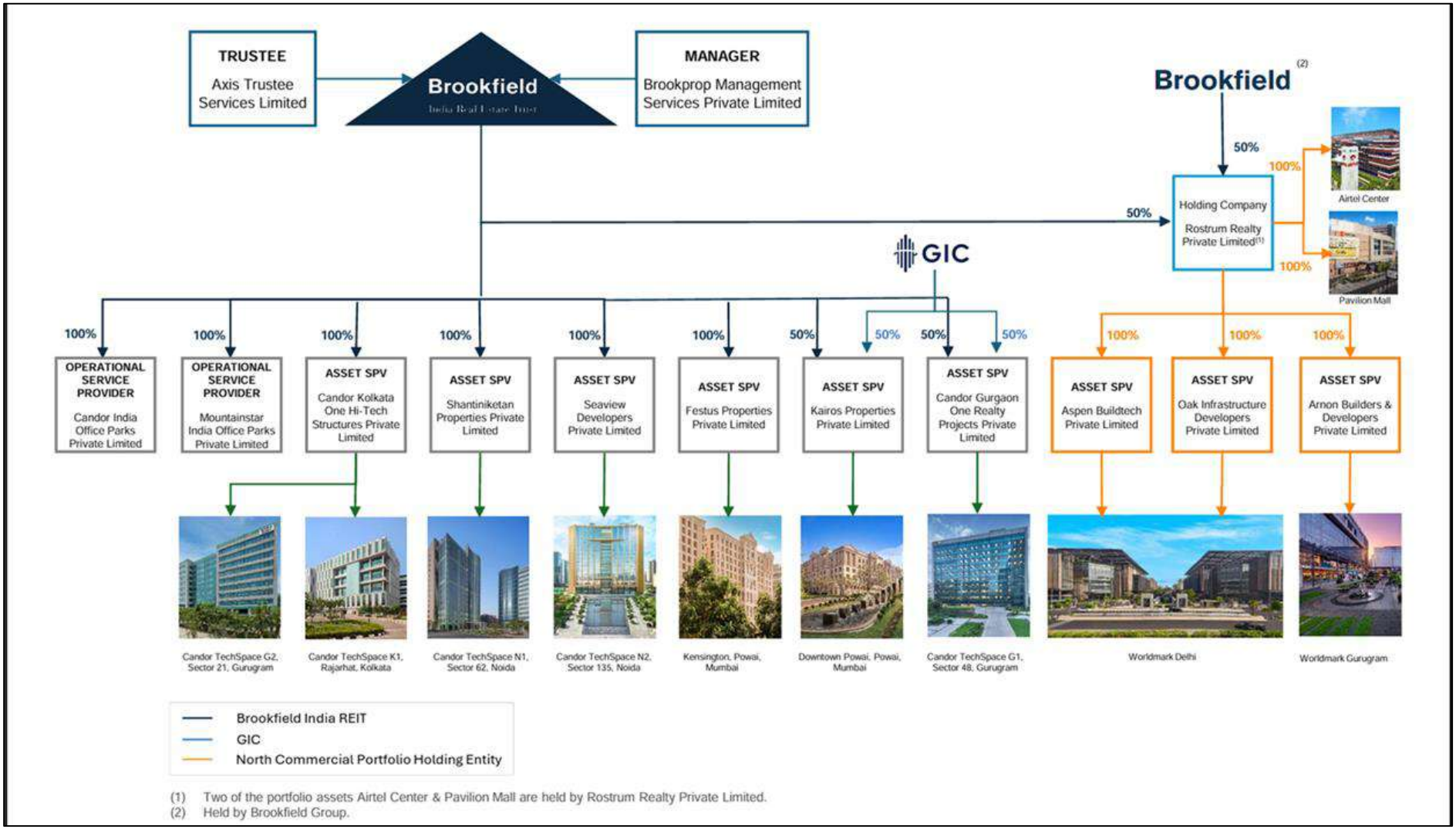
D ANNEXURES

Annexure 1: Cash Flows

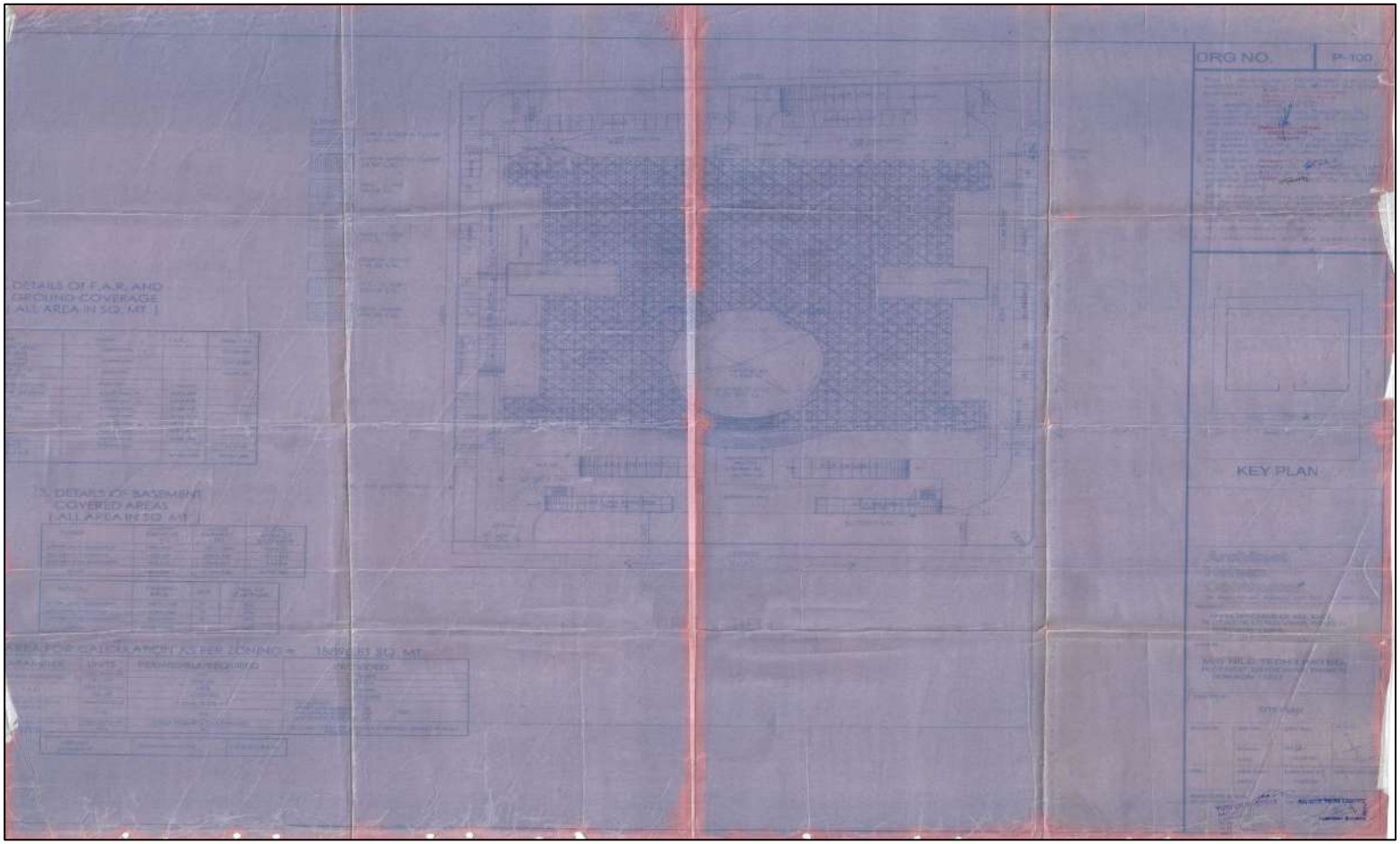
Particulars	Unit	1 1-Oct-25 30-Sep-26	2 1-Oct-26 30-Sep-27	3 1-Oct-27 30-Sep-28	4 1-Oct-28 30-Sep-29	5 1-Oct-29 30-Sep-30	6 1-Oct-30 30-Sep-31	7 1-Oct-31 30-Sep-32	8 1-Oct-32 30-Sep-33	9 1-Oct-33 30-Sep-34	10 1-Oct-34 30-Sep-35	11 1-Oct-35 30-Sep-36
OPERATING INCOME												
Lease Rentals (including parking income)	INR Million	1,106	1,156	730	1,178	1,229	1,297	1,413	1,413	1,492	1,625	1,625
O&M Income	INR Million	206	215	198	220	230	240	251	262	274	286	299
Property Tax Recovery	INR Million	10	11	8	6	6	7	7	7	8	8	8
Other Income (Telecom)	INR Million	1	1	1	1	1	1	1	1	1	2	2
Total Income from occupancy	**INR Million**	**1,323**	**1,384**	**937**	**1,405**	**1,466**	**1,545**	**1,672**	**1,684**	**1,775**	**1,921**	**1,935**
OPERATING COSTS												
CAM Costs For Vacant Areas	INR Million	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	INR Million	(10)	(11)	(11)	(12)	(13)	(13)	(14)	(15)	(15)	(16)	(17)
CAM Expense	INR Million	(144)	(151)	(159)	(166)	(170)	(179)	(188)	(197)	(207)	(217)	(228)
Payroll Expense	INR Million	(14)	(16)	(17)	(19)	(20)	(22)	(24)	(26)	(28)	(29)	(31)
Total Operating Costs	**INR Million**	**(168)**	**(178)**	**(187)**	**(197)**	**(203)**	**(214)**	**(225)**	**(237)**	**(250)**	**(262)**	**(276)**
Net operating Income	**INR Million**	**1,154**	**1,206**	**750**	**1,208**	**1,263**	**1,331**	**1,447**	**1,447**	**1,525**	**1,659**	**1,659**
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	20,734	
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(207)	
Total Net Income	**INR Million**	**1,154**	**1,206**	**750**	**1,208**	**1,263**	**1,331**	**1,447**	**1,447**	**1,525**	**22,185**	
Maintenance Capex	INR Million	(19)	(20)	(21)	(22)	(23)	(25)	(26)	(27)	(28)	(30)	
Brokerage Expenses	INR Million	-	-	(205)	-	-	-	-	-	-	-	
Total Construction Costs	INR Million	(62)	(44)	-	-	-	-	-	-	-	-	
Net Cashflows	**INR Million**	**1,073**	**1,141**	**524**	**1,185**	**1,240**	**1,307**	**1,421**	**1,420**	**1,497**	**22,155**	

Note: We have arrived at the valuation of the Subject Property using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Annexure 2: Ownership Structure



Annexure 3: Site Layout



Source: As provided by Client

Annexure 4: Subject Property Photographs



View of Subject Property



View of Subject Property



View of Subject Property



View of Subject Property



View of Subject Property



View of Subject Property

Annexure 5: Statement of Key Assets

Building	*No/Name*	*Airtel Centre*
No. of DG Capacity	KVA	(4 X2000 KVA) (1X 750 KVA)
No. of Transformer/Capacity	KVA	(2X2500 KVA)
Chiller Rating	TR	(4*750 TR)
Cooling Tower		(3*900 TR)
FF Systems	KW/HP	Jockey 1*10 HP, 7.5 kw Main Sprinkler pump 74 HP, 55 Kw Main Hydrant pump 74 HP, 55 Kw Fire Diesel pump 91 HP 68 Kw
Water pumping System	KW/HP	Filter feed pump 2* 3.7 kw Softener feed pump 2* 2.2 kw Domestic water Transfer OH 2* 11kw Soft water transfer OH 2* 11kw Filter press pump 2* 0.37 kw Filter feed pump 2* 3 kw Circulation pump 2* 0.37 kw Irrigation transfer pump 2* 3 kw Soft water transfer OH 2* 11 kw
STP Rating	KLD	1* 200 KLD
Warmshell/Bareshell		Bareshell

Source: As provided by Client

Annexure 6: List of sanctions and approvals

List of one-time sanctions/ approvals which are obtained or pending:

Approvals Received

a) Building Plan Approvals
b) Occupancy Certificate received for the building.
c) Consent to Establish (CTE)
d) Consent to Operate (CTO)
e) Environment Clearance Certificate
f) Fire Scheme / Fire NOC
g) Height clearance NOC from AAI
h) Environmental Clearance
i) Lift, DG, Transformer Noc
j) CLRA Registration

Approvals Pending

NA

Annexure 7: Ready Reckoner Rate for Built Up area and Land Area

Built up

Sr. No.	Industrial	Proposed Rates for the Year of 2022		Proposed Rates for the Year of 2023		Proposed Rates for the Year of 2024	
		Industrial/Sco/Scf (Rs. Per Sq. Yards)	Constructed Building	Industrial/Sco/Scf (Rs. Per Sq. Yards)	Constructed Building	Industrial/ (Rs. Per Sq. Yards)	Constructed Building
1	Maruti Industrial Area Udyog Vihar Phase-I to V and Sec-18, 35	40000	Land cost + 800/- Per Sq. Feet	60000	Land cost + 1000/- Per Sq. Feet	66000	Land cost + 1000/- Per Sq. Feet
2	Pace City, Infocity, Sec-34	35000	Land Cost + 800/- Per Sq. Feet	55000	Land cost + 1000/- Per Sq. Feet	66000	Land cost + 1000/- Per Sq. Feet
3	IDC (Opposite Sec-14)	26000	Land Cost + 800/- Per Sq. Feet	40000	Land cost + 1000/- Per Sq. Feet	44000	Land cost + 1000/- Per Sq. Feet
4	Industrial Area from Railway Fatak to Daultabad within MC Area	22000	Land Cost + 800/- Per Sq. Feet	36000	Land cost + 1000/- Per Sq. Feet	39600	Land cost + 1000/- Per Sq. Feet
5	Any Land converted into Industrial use	12000	Land Cost + 800/- Per Sq. Feet	22000	Land cost + 1000/- Per Sq. Feet	26500	Land cost + 1000/- Per Sq. Feet

Land

Updated Predictive Collector Rates for 2024

District:गुरुग्राम Tehsil:गुरुग्राम

हुडा के सैक्टर	INSTIUTIONAL PLOT, SCHOOL PLOT, CLUB HOSPITALS etc. IN HUDA SECTOR AND LICENCE COLONIES	व्यवसायिक	व्यवसायिक	N	45000	वर्ग गज	49500	वर्ग गज	50000	वर्ग गज	11
		अन्य	अन्य	N	45000	वर्ग गज	49500	वर्ग गज	50000	वर्ग गज	11
	INSTIUTIONAL PLOT, SCHOOL PLOT, CLUB HOSPITALS etc. IN OTHER AREA	व्यवसायिक	व्यवसायिक	N	40000	वर्ग गज	44000	वर्ग गज	50000	वर्ग गज	25
	Old Judicial Complex	व्यवसायिक	व्यवसायिक	N	87150	वर्ग गज	104580	वर्ग गज	104600	वर्ग गज	20
	Post Office Chowk to Jail Chowk via Hospital Road including Gurudwara Road and Jail Road	व्यवसायिक	व्यवसायिक	N	97650	वर्ग गज	117180	वर्ग गज	117200	वर्ग गज	20
	Sec-18	व्यवसायिक	व्यवसायिक	N	132000	वर्ग गज	145200	वर्ग गज	145300	वर्ग गज	10
		व्यवसायिक	Industrial	N	72000	वर्ग गज	79200	वर्ग गज	86500	वर्ग गज	20
	Sec-19	व्यवसायिक	व्यवसायिक	N	132000	वर्ग गज	145200	वर्ग गज	145300	वर्ग गज	10
	Sec-2	निवासीय	निवासीय	N	48000	वर्ग गज	55200	वर्ग गज	55300	वर्ग गज	15
		व्यवसायिक	व्यवसायिक	N	162500	वर्ग गज	178750	वर्ग गज	178800	वर्ग गज	10
	Sec-20	व्यवसायिक	व्यवसायिक	N	132000	वर्ग गज	145200	वर्ग गज	145300	वर्ग गज	10
	Sec-22A	निवासीय	निवासीय	N	48000	वर्ग गज	55200	वर्ग गज	55300	वर्ग गज	15
		व्यवसायिक	व्यवसायिक	N	168500	वर्ग गज	185350	वर्ग गज	185800	वर्ग गज	10
	Sec-25	व्यवसायिक	व्यवसायिक	N	106000	वर्ग गज	127200	वर्ग गज		वर्ग गज	20
	Sec-3	निवासीय	निवासीय	N	48000	वर्ग गज	52800	वर्ग गज	52900	वर्ग गज	10
		व्यवसायिक	व्यवसायिक	N	162500	वर्ग गज	178750	वर्ग गज	178800	वर्ग गज	10

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Disclaimer: Existing collector rates have been [illegible] data feeded by Revenue Department officials from time to time.

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Annexure 8: Major Repairs Undertaken and Proposed in the Subject Property

As informed by Client, following major repairs/ upgrades have been taken up in the past:

1. Upgrades:
    - Upgradation of the basement with improved lighting systems; and
    - Enhancement of capacity for organic waste composting

2. List of ESG initiatives
    - LEED Gold
    - LEED Zero Water
    - Blood Donation Camp
    - CO sensor in basement parking area
    - Lux level increased in basements without additional electricity consumption.

Annexure 9: Information Provided

Information provided by the client are as listed below:

1. Rent Role
2. Architects Certificate
3. Additional Information:
    - Capex Details
    - O&M Income and Expense
    - Payroll Expense
    - Property Tax details

Annexure 10: Environmental Consideration

Source for Environmental considerations is as listed below:

- District Disaster Management Plan- Gurugram (2020)_Government Of Haryana - Department Of Revenue & Disaster Management
- Flood Affected Area Atlas of India_(2023)_National Disaster Management Authority

Annexure 11: Caveats & Limitations

1. The Valuation Report (hereafter referred to as the "Report") covers specific markets and situations that are highlighted in the Report based on readily available secondary market information and does not entail any comprehensive analysis of the market and the industry given the nature of the scope of the assignment.
2. The opinions expressed in the Report are subject to the limitations expressed below.
    a. The valuation method adopted is based on the Valuer's expertise and knowledge taking into account the generally available market information and considered to be relevant and reasonable at that point of time. The Report and the opinions therein do not constitute any recommendation to ***Brookfield India REIT*** (or "the Client") or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and bases on which these opinions have been expressed and is not recommended as an input to any financial decision.
    b. It should be noted that the valuation is based upon the facts and evidence available at the time of conduct of the valuation and applicable on the date of valuation. It is therefore recommended that these valuations be periodically reviewed.
    c. Changes in socio-economic and political conditions could result in a substantially different situation than those presented herein. The Valuer assumes no responsibility for changes in such external conditions.
    d. The Valuer has relied on her own macro understanding of the market through readily available information in public domain. Hence, no direct link is sought to be established between the macro-level understandings on the market with the assumptions estimated for the analysis herein.
    e. The services provided is limited to valuation of the Subject Property primarily comprising Land and Building and any part thereof and does not constitute any audit, survey, due diligence, tax related services or an independent validation of the projections. Accordingly, no opinion has been expressed on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated and should not be used for any other purpose.
    f. While the information included in the Report is accurate and reliable to the best of the knowledge of the Valuer, no representations or warranties, expressed or implied, as to the completeness of such information is being made. The Valuer shall not undertake any obligation to update or supplement any information contained in the Report save as provided for in the Agreement.
    g. Apart from the sources already mentioned in the report, the Valuer has relied on readily available public information for the purpose of preparing this report.
3. The Report reflects matters as they currently exist. Any changes thereon may materially affect the information contained in the Report.
4. All assumptions made in order to determine the valuation of the Subject Property is based on information or opinions as current. In the course of the analysis, the Valuer has relied on information or opinions, both written and verbal, as obtained from the Clients as well as from third parties provided with, including limited

information on the market, financial and operating data, which has been accepted as accurate in bona-fide belief. No responsibility is assumed for technical or specialised information furnished by the third-party organizations, and this is on a bona-fide basis, believed to be reliable.

5. No investigation of the title of the assets has been made and owners' claims to the assets is assumed to be valid unless anything contrary is mentioned in the main report. No consideration is given to liens or encumbrances, which may be against the assets. Therefore, no responsibility is assumed for matters of a legal nature.
6. The Valuer's total aggregate liability to the Client including that of any third-party claims, in contract, tort including negligence or breach of statutory duty, misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the services is limited to an aggregate sum agreed in the LoE. The Valuer shall not be liable for any pure economic loss, loss of profit, loss of business, depletion of goodwill, in each case whether direct or indirect or consequential or any claims for consequential loss compensation whatsoever which, arise out of or in connection with services provided under this engagement.
7. The Client including its agents, affiliates and employees, must not use, reproduce or divulge to any third party any information it receives from the Valuer for any purpose.
8. This engagement shall be governed by and construed in accordance with Indian laws and any dispute arising out of or in connection with the engagement, including the interpretation thereof, shall be submitted to the exclusive jurisdiction of courts in New Delhi.

VALUATION REPORT

Pavilion Mall, Civil Lines, Ludhiana, Punjab

Date of Valuation: 30th September 2025

Date of Report: 1st November 2025

Submitted to: Brookfield India Real Estate Trust

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, 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 other purpose other than the purpose as agreed upon in the addendum dated 28th August 2024 to Letter of Engagement ("LOE") dated 23rd December 2022 & addendum to LOE dated 22nd September 2023 without the prior written consent of the Valuer.

The information in this report reflects prevailing conditions and the view of Valuer as of this date, 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 LOE dated 23rd December 2022. 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.

Executive Summary

Pavilion Mall, Civil Lines, Ludhiana, Punjab		
Valuation Date:	30th September 2025	
Site Visit Date:	23rd April 2024	
Valuation Methodology:	Discounted Cash Flow Method using Rental Reversion.	
Valuation Purpose:	Disclosure of valuation of asset forming part of portfolio of Brookfield India REIT in accordance with the SEBI (REIT) Regulations, 2014.	
Location / Situation:	Pavilion Mall (hereinafter referred to as "Subject Property") is an operational retail mall, located in Civil Lines, Ludhiana, Punjab (herein after referred to as "Subject Micro Market"), Civil Lines is an established cluster of Ludhiana. The Subject Micro Market is a prime location renowned for its array of dining and shopping options. The Subject Micro Market holds historical significance as it was initially established during the British colonial era. It was designated as the area where civil servants and government officials resided, hence named as "Civil Lines." The Subject Property is constructed on a corner triangular plot and is accessible towards north from Hambran road (24m wide) (which is one of the main arterial roads of Ludhiana) and towards east from Kailash Cinema Road (24m wide). This strategic location provides seamless connectivity between the Subject Property and the rest of the city. The Subject Property is primarily surrounded with commercial and residential developments. Other developments located in vicinity of Subject Property are Guru Nanak Stadium & Dayanand Medical College.	 External view of the Subject Property  Internal view of the Subject Property  Food Court  Internal view of the Subject Property

Description:

Pavilion Mall is a single standalone building constituting 9 floors and 3 basements (being primarily used for parking). The Subject Property got operational in year 2014.

The leasable area of the Subject Property is 389,588 sq. ft. and its committed occupancy is 84.57%*. The Subject Property is a prominent shopping and entertainment destination offering a mix of national, international, and local brands at one place.

The Subject Property is a prominent shopping and entertainment destination located in established cluster Civil Lines in Ludhiana. It has Ludhiana's first 7-screen multiplex PVR, Ludhiana's largest kids play area, a 450-seater food court, a night club, and a gym. It also has a 27-room hotel running on the 6th floor. Pavilion is the first mall in India to be conferred with Gold LEED pre-certification.

The following table illustrates the floor-wise zoning of the Subject Property:

Floor	Usage
Basement 1,2 and 3	Utility areas and Stacked Parking
Lower Ground/Atrium Floor	Women's Fashion
Upper Ground/Ground Floor	Premium and Luxury Brands
First Floor	Men's Fashion
Second Floor	Kids and Lifestyle
Third Floor	PVR and Food court
Fourth Floor	Entertainment and F&B
Fifth Floor	Entertainment
Sixth Floor	Hotel (The Stories)
Seventh Floor	Fitness Centre (SS Royale Gym)
Eight Floor	Fox in the Field (Microbrewery)
Ninth Floor	Vacant

The mall offers a dedicated lift for floors above the fifth level to efficiently cater to visitors accessing the hotel, nightclub, and gym. Additionally, another set of lifts provides access to other areas within the mall.

Total Area:

Total Land Area: ~2.47 Acres

Total Leasable Area: 389,588 sq. ft.

*Source: Architect's Certificate (16th October 2025), *Rent Roll as at 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client information.*

**Committed occupancy*

MARKET VALUE OF THE SUBJECT PROPERTY

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property, as on 30th September 2025, is as follows:

Component	Market Value as on	In Figures	In Words
Completed Building	30th September 2025	INR 3,325 Million	Indian Rupees Three Billion Three Hundred and Twenty – Five Million Only

Note: - REIT's share in assets: 50%. The value of Brookfield India REIT share in the Subject Property is INR1,662 Million (i.e. One Billion and Six Hundred and Sixty-Two Million)

This summary is strictly confidential to the addressee. It must not be copied, distributed, or considered in isolation from the full report.

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From: L. Anuradha, MRICS
IBBI Registered Valuer (L&B)
(IBBI/RV/02/2022/14979)

To:	**Brookfield India Real Estate Trust**
Subject Property:	**Pavilion Mall, Civil Lines, Ludhiana, Punjab**
Report Date:	**1st November 2025**
Valuation Date:	**30th September 2025**

A REPORT

1 Instructions

Brookfield India Real Estate Trust (hereinafter referred to as the "Instructing Party" or the "Client"), has appointed Ms. L. Anuradha, MRICS , registered as a valuer 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 as the "Valuer"), in order to undertake the valuation of retail mall located in Ludhiana (hereinafter referred to as "Subject Property" and/or "Pavilion Mall") for the disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange. The Subject Property and interests valued as part of this valuation exercise are detailed in Part C of this report. The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Annexure 9 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

2 Professional Competency of The Valuer

Ms. L. Anuradha Vijay is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset classes of Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since September 2022. She completed her Bachelor's in Architecture in 2002 and Master's in Planning from School of Planning & Architecture in 2004.

L. Anuradha (IBBI registration No. IBBI/RV/02/2022/14979) as a registered valuer entity under Section 247 of the Companies Act, 2013 and The Companies (Registered Valuer and Valuation) Rules, 2017 has more than 20 years of experience in the domain of urban infrastructure, valuation, and real estate advisory. She was working as an Associate Director for Cushman and Wakefield (hereinafter referred to as "C&WI") from 2013-2022 and was leading the team for Tamil Nadu, Kerala, and Sri Lanka. Prior to joining C&WI, she has been involved in various strategy level initiatives in Institutional development and Infrastructure for donor agencies and various Government and Private clients. L. Anuradha worked with SIVA group in the M&A practice where she was involved with the financial appraisal and valuation of real estate projects. Prior to this she has worked

with PriceWaterhouseCoopers in the Government, Real estate, and Infrastructure Development Practice where she was involved in carrying out financial appraisal and strategies for some of the State Governments in India. Her foundation in real estate valuation was at Jones Lang LaSalle where she worked for 3 years on multiple valuations and entry strategies for Indian NBFCs and funds.

Her last employment was at C&WI. As an Associate Director of the Valuation and Advisory team at C&WI, Ms. L. Anuradha provided support on identified business/ new opportunities, evaluated proposals for new property investments and/ or dispositions while providing analytical support for Investment recommendations. L. Anuradha was also key personnel in carrying out the Market study for the Mindspace REIT Micro Markets in India. She has undertaken valuations exercises for multiple private equity/ real estate funds, financial institutions, developers, and corporates across asset classes of commercial, retail, residential and hospitality. Her clientele included HDFC, Xander, DLF, RMZ, Embassy Group, CapitaLand, Tata Capital, Tata Realty, TVS group etc.

3 Independence and Conflicts of Interest

The Valuer confirms that there are no conflicts of interest so far as discharging her duties as a valuer for the Subject Property/ business is concerned and has undertaken the valuation exercise without the presence of any bias, coercion, or undue influence of any party, whether directly connected to the valuation assignment. There has not been any professional association with the Client or the Subject Property in past five years from the date of this report.

The Valuer or any of her employees involved in valuing the assets of the REIT have not invested nor shall invest in securities of any of the Subject Property being valued till the time she is designated as Valuer and not less than six months after ceasing to be a Valuer of the REIT.

4 Purpose of Valuation

The purpose of this valuation is for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

5 Basis of Valuation

Given the purpose of valuation as mentioned above, the valuation exercise has been carried out to estimate the "Market Value" of the Subject Property in accordance with the IVSC International Valuation Standards as effective from 31 January 2025 and as applicable on the date of valuation.

"Market Value" is defined according to IVS 1042 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 and where the parties had each acted knowledgeably, prudently and without compulsion.*'

6 Valuation Approach & Methodology



Understanding of the Subject Property

- Conduct site visit of the Subject Property to understand location and site dynamics.
- Assess the nature of Subject Property.
- Understand from documents provided and inputs from Client, if there are any other covenants with respect to the marketability of the Subject Property.



Assessment

- Conduct Market Research to arrive at relevant assumptions and inputs.
- Determining appropriate valuation methodology and conducting valuation procedures to determine fair value.
- Sharing draft valuation report with Client.



Submission of Report

- Providing final value conclusion and report to the Client.

The basis of valuation for the Subject Property being Market Value, the same has been derived by the following approach:

Discounted Cash Flow Method using Rental Reversion

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the Subject Property to prospective tenants, typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In order to arrive at a unit value for these tenancies, we have considered the impact of such sub/ above market leases on the valuation of the Subject Property.

For the purpose of valuation of the Subject Property, Income Approach - Discounted Cash Flow Method using Rental Reversion has been adopted.

7 Assumptions, Departures and Reservations

This valuation report has been prepared on the basis of the assumptions within the instructions (Caveats & Limitations) detailed in Annexure 9 of this report. The development mix, built up area, land area and lease details such as lease rent, lease commencement and lease end date, lock – in period, escalation terms, etc. pertaining to the Subject Property is based on the appropriate relevant documents which has been provided by the Client and the same has been adopted for the purpose of this valuation.

8 Inspection

The Subject Property was inspected on 23rd April 2024 by the Valuer (Subsequently no site visits have been conducted). No measurement or building survey has been carried out as part of the valuation exercise. The

Valuer has relied entirely on the site areas provided by the Client, which have been assumed to be correct. Based on the discussions with the Client it has been assumed that no material change in the condition of the Subject Property has taken place.

9 General Comment

A valuation is a prediction of price, not a guarantee. By necessity it requires the valuer to make subjective judgments that, even if logical and appropriate, may differ from those made by a purchaser, or another valuer. Historically it has been considered that valuers may properly conclude within a range of possible values.

The purpose of the valuation does not alter the approach to the valuation.

Subject Property values can change substantially, even over short periods of time, and thus the valuation of the Subject Property herein could differ significantly if the date of valuation was to change.

This report should not be relied upon for any purpose other than for which this valuation exercise has been undertaken for.

10 Confidentiality

The contents of this Report are intended for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents except as maybe required in connection with disclosure of valuation of assets, forming part of the portfolio of Brookfield India REIT under the applicable law.

11 Authority

The Client acknowledges and agrees that the Valuer's services hereunder (including, without limitation, the Deliverables itself and the contents thereof) are being provided solely to the Client in relation for the disclosure of valuation of assets forming part of the portfolio of 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 also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40) and disclosure in the Documents and in the valuation report, as may be required.

The Valuer consents to the usage of her name as an expert, in relation to the Report, in the Documents. If the Client desires to use the Deliverables or the Valuer's name in any other offering other than the Documents as contemplated under the LOE, then the Client shall obtain the Valuer's prior written approval for such usage. The Client shall indemnify the Valuer for any losses suffered by him due to such usage other than for the purpose as contemplated under the LOE. Additionally, the Client herewith consents to provide or cause to be provided, an indemnification agreement in her favor, reasonably satisfactory to him for any use of the Report other than for the purpose permitted under the LOE. It is however clarified that the indemnity shall not cover any losses resulting from the use of the Report for the purpose stated above including disclosure in the Documents and in the valuation report.

12 Reliant Parties

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

13 Limitation of Liability

The Valuer shall endeavor to provide services to the best of its ability and professional standards and in bonafide good faith. Subject to the terms and conditions in the LOE, the Valuer's total aggregate liability to the Client arising in connection with the performance or contemplated performance of the services herein, regardless of cause and/or theory of recovery, shall not exceed the fee paid to the Valuer for the engagement.

The Valuer acknowledges that it shall consent to be named as an 'expert' in the Offer Documents and that its liability to any person, in its capacity as an expert and for the Report, shall be without any limitation and in accordance with law. In the event that the Manager, the sponsors, the trustee, the REIT or other intermediaries appointed in connection with disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Report, the Claim Parties will be entitled to require the Valuer to be a necessary party/respondent to such claim and she shall not object to her inclusion as a necessary party/ respondent. In all such cases, the Client agrees to reimburse/ refund to the Valuer, the actual cost (which shall include legal fees and external counsel's fee) incurred by her while becoming a necessary party/respondent. If the Valuer does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defense in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against her in this regard.

14 Disclosure and Publication

The Valuer must not disclose the contents of this valuation report to a third party in any way, except as allowed under the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars. As per the terms and regulation 2(1) of the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars, it may be noted that the Valuation report is prepared in accordance with said REIT regulations.

15 Anti-Bribery & Anti-Corruption

Both Parties represents, warrants, and undertakes that:

They are familiar with applicable Anti-Corruption Laws under the LOE including but not limited to Prevention of Corruption Act 1988 and will ensure that neither it nor any of its officers, directors, shareholders, employees and agents or any other person acting under its implied or express authority will engage in any activity, practice or conduct which would constitute an offence under, or expose or potentially expose either Party to any direct or indirect liability, under Applicable Anti-Corruption Laws;

It is further agreed that breach of any of the above undertakings shall be deemed to be a material breach of the Agreement and in case the Valuer is insisted upon or asserted by Client to violate any of the above said undertakings including Anti-Corruption regulations in any form or manner, on pretext of business relationship or otherwise, the Valuer shall have a discretionary right to terminate the LOE without any liability or obligation on her part.

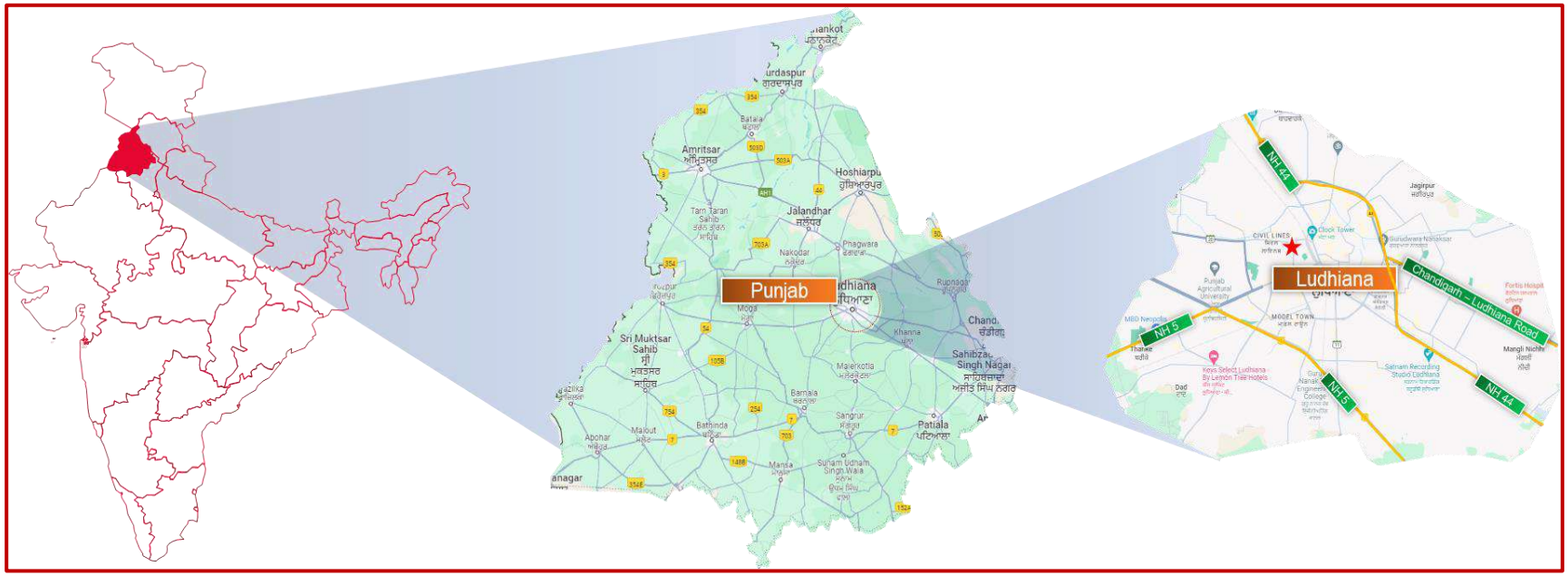
Such termination of the LOE shall not in any way prejudice the rights and obligations (including payment for the services delivered under the LOE) already accrued to the Valuer, prior to such termination.

B LUDHIANA OVERVIEW

For the purpose of the valuation exercise, reliance has been made on the market report prepared by Cushman and Wakefield India Private Limited (C&WI), who has been appointed by the Client as an independent consultant to carry Industry Report.

1 Ludhiana Overview

Ludhiana, the first metropolitan centre of the state of Punjab, is located 100 kms from Chandigarh, the capital of Punjab and Haryana, 310 kms from New Delhi and 150 kms from Amritsar. It has emerged as one of the important business centres of Punjab. Ludhiana, the economic capital of the state of Punjab, is a major centre for trade and commerce in North India.

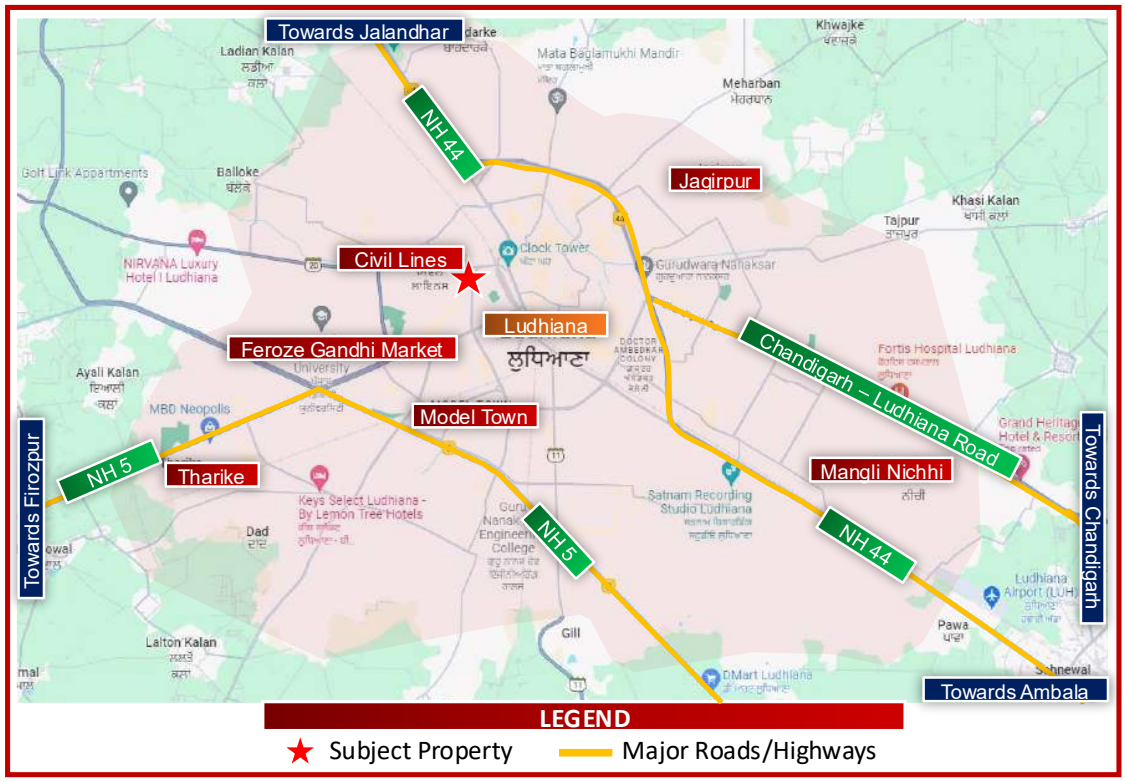


Source: Cushman and Wakefield Research

(Map not to scale)

It is renowned for its thriving textile industry, especially hosiery manufacturing. The city also boasts a significant presence in industries such as bicycle manufacturing, auto parts, agriculture, and machine tools.

The geographical boundary of Ludhiana is given in the map below:



Source: Cushman and Wakefield Research
(Map not to scale)

It is the largest city in Punjab in terms of both area and population. It had a population of 3.49 million in as per census 2011, spreading over an area of approximately 3,767 sq. km. The following table briefly presents the population estimates and demographic profile of Ludhiana.

Particulars	Details
Population	3.49 Million
Average Literacy Rate	82.2%
Sex Ratio	873 females for every 1000 males
Population Density	978 / sq. km.
Area (sq. km.)	3,767

(Source: https://ludhiana.nic.in)

Ludhiana is also known for some of its educational and research institutions. The major institutions located in Ludhiana are Punjab Agricultural University, College of Agriculture, College of Agricultural Engineering and Technology, College of Home Science and College of Basic Sciences & Humanities. Some of the other popular educational institutions in Ludhiana are Dayanand Medical College, Christian Medical College, and Baba Jaswant Singh Dental College. Ludhiana also has a sound primary, secondary, and senior secondary education system with notable government and private schools imparting quality education.

1.1 Evolution of Ludhiana

Ludhiana, located in the Indian state of Punjab, has undergone significant evolution over the years, transforming from a small town to a major industrial and commercial hub. Here's a brief overview of its evolution:



Ludhiana, a major industrial city in the Indian state of Punjab, has undergone significant evolution over the years. The history of Ludhiana dates to the time of the Lodhi Dynasty, from which the city derives its name. But it wasn't until the British Raj that Ludhiana began to develop as a town, with significant improvements in infrastructure. Following is a brief overview of the various periods of evolution of Ludhiana:

Early History

Ludhiana has a rich history dating back to the Lodhi dynasty, from which it gets its name. The name was originally Lodhi-ana", meaning "Lodhi town", which has since shifted from "Lodiana" to the present form of Ludhiana. It was a prominent centre of trade and commerce during the Mughal era due to its strategic location on the Grand Trunk Road.

Colonial Period

The arrival of the British in India brought significant changes to Ludhiana. The British recognized its potential as a commercial and administrative hub and invested in infrastructure development, including the construction of roads, railways, and canals. The city became an important hub for British colonial administration and trade, especially in textiles. This facilitated trade and commerce, laying the groundwork for Ludhiana's future growth as an industrial city.

Industrialisation

Beginning in the late 19th century, Ludhiana's strategic location, access to raw materials, and skilled labour pool laid the foundation for its growth. The textile industry played a pivotal role in Ludhiana's industrialization. With the advent of British rule and the establishment of modern textile mills, Ludhiana became a major producer of cotton textiles. The city's cotton mills flourished, benefiting from the availability of raw cotton from Punjab's fertile lands and the demand for textiles both locally and in other parts of India. The post-independence period saw diversification in industries, including bicycle manufacturing, auto parts, hosiery, and agricultural implements.

Diversification

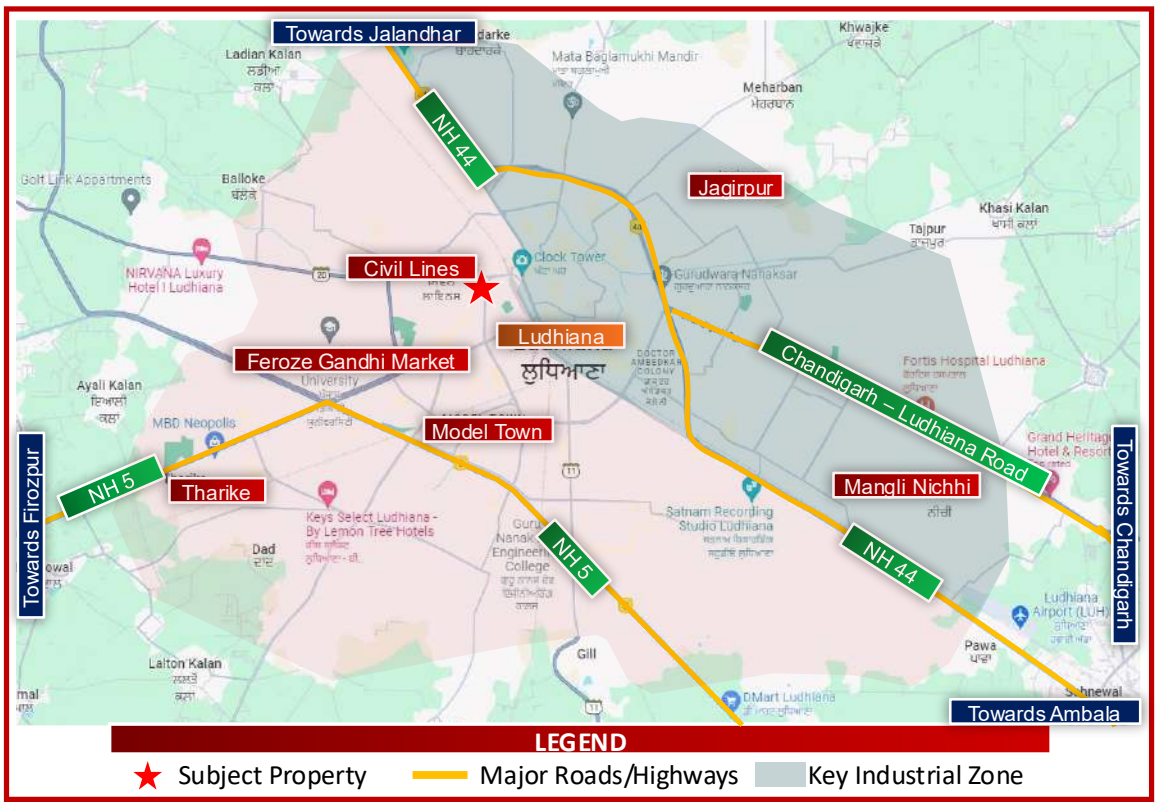
While textiles remained a dominant industry, Ludhiana diversified its industrial base over time. One significant area of diversification was the emergence of bicycle manufacturing with numerous factories producing bicycles and bicycle parts for both domestic and international markets. Additionally, Ludhiana is known for its thriving hosiery industry, manufacturing a wide range of knitwear and garments. The city has also seen growth in industries such as auto parts manufacturing, agricultural machinery, and light engineering. This diversification has not only expanded Ludhiana's economic base but has also created employment opportunities and contributed to the city's overall development.

Urbanisation

Ludhiana experienced rapid urbanization as rural migrants flocked to the city in search of livelihoods. This led to the expansion of residential areas, commercial zones, and industrial estates.

1.2 Economy Overview – Industries of Ludhiana

Ludhiana is commonly known as the "Manchester of India", the "hub of the Indian Hosiery Industry" and also as Industrial Capital of small-scale Industry in the country. The city is famous for its hosiery goods, woollen garments, and leather items. Machine tools, dyes, cycle parts, mopeds, sewing machines and motor parts are also included in the list of the items exported from Ludhiana. Following is a brief overview of the major industries in Ludhiana:



Source: Cushman and Wakefield Research *(Map not to scale)*

Textile and garment industry - Ludhiana has a thriving textile and garment industry. The city is renowned for its robust manufacturing units that produce a vast array of textiles and garments. From traditional Punjabi attire to high-end fashion, Ludhiana's textile industry caters to both domestic and international markets.

Key Points **– i) Specialized Clusters:** Ludhiana houses specialized clusters of textile units, fostering collaboration and efficiency in production.

ii) Global Export Hub: The city's textile industry has positioned itself as a global export hub, contributing significantly to India's textile exports.

Automobile Manufacturing - Ludhiana has emerged as a prominent player in the automobile manufacturing sector, making noteworthy contributions to India's automotive landscape. The city is home to a myriad of automobile units, ranging from ancillary parts to complete vehicle manufacturing.

Key Points **– i) Diverse Product Range:** Ludhiana's automobile industry spans the production of diverse components, including auto parts, two-wheelers, and commercial vehicles.

ii) Technological Advancements: The city's manufacturers continually invest in cutting-edge technologies, ensuring they stay at the forefront of the rapidly evolving automotive industry.

Machinery and Equipment Production – Ludhiana has a robust machinery and equipment production sector. The city hosts an extensive network of manufacturing units producing a wide range of machinery for various industries.

Key Points **– i) Precision Engineering:** Ludhiana's machinery industry is synonymous with precision engineering, catering to the needs of diverse sectors such as agriculture, construction, and more.

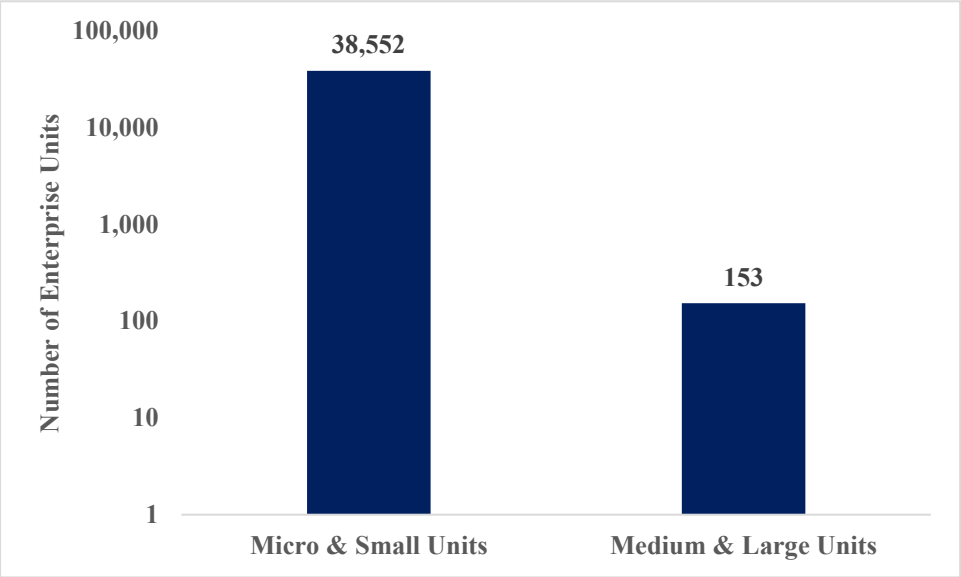
ii) Innovation Hub: The city fosters innovation in machinery production, with research and development playing a pivotal role in shaping the industry's future.

Agriculture Implements and Tools – Ludhiana's significance extends to the agricultural sector, with a notable focus on the production of high-quality implements and tools. The city's manufacturers supply a plethora of agricultural equipment to meet the evolving needs of farmers

Key Points **– i) Customized Solutions:** Ludhiana's manufacturers offer customized agricultural implements, that address the specific requirements of farmers across the country.

ii) Sustainable Practices: The industry is increasingly adopting sustainable practices, aligning with Ludhiana's commitment to environmental responsibility.

Small businesses in Ludhiana are major contributors to employment generation, providing livelihoods to a significant portion of the local population. These businesses offer job opportunities to a diverse range of individuals, including skilled and unskilled workers, thereby reducing unemployment rates and poverty levels in the city. Following is the breakup of registered enterprises basis their size:



The World Bank ranked Ludhiana as the city in India with the best business environment in 2009 and 2013. The riches are brought mostly by small-scale industrial units. Ludhiana is Asia's largest hub for bicycle manufacturing and produces more than 50% of India's bicycle production each year. Ludhiana produces 60% of India's tractor parts and a large portion of auto and two-wheeler parts. Many parts used in German cars such as Mercedes and BMW are exclusively produced in Ludhiana to satisfy the world requirement. It is one of the largest manufacturers of domestic sewing machines. Hand tools and industrial equipment are other specialties. Ludhiana contribute most to Punjab than any other city.

The apparel industry of Ludhiana, popularly known as Ludhiana hosiery industry provides employment to numerous people and produces India's largest share of winter clothing. It is especially known for its woollen sweaters and cotton T-shirts with the majority of India's woollen clothing brands being based here. Ludhiana is also famous for its industry of shawls and stoles and satisfies the demand of major domestic and international brands. As a result of its dominance in the textile industry it is often dubbed as the Manchester of India. Ludhiana is now sourcing production to major corporate brands all over India. Cloths manufactured here sell in big brand showrooms.

1.3 Ludhiana – Infrastructure overview

Ludhiana city is well connected through rail and road network with major cities like Chandigarh, Jalandhar, Amritsar, and other cities of the Punjab. NH 44 - Grand Trunk Road passes through the city and connects it to the country's capital New Delhi and NH 95 connects the city to state's capital Chandigarh. The road distance of Ludhiana from major cities are:

City	Distance (kms)
Jalandhar	60
Moga	67
Patiala	96
Chandigarh	102
Ambala	122
Ferozepur	122
Amritsar	139
Bathinda	140
Delhi	322

In terms of rail connectivity Ludhiana currently has one railway station named as "Ludhiana Junction" which provides direct connectivity to cities like Amritsar, Ambala, New Delhi, and other cities across India. Air connectivity it is primarily dependent upon Chandigarh Airport as Ludhiana International airport has been inaugurated recently and is handling very limited flights and passenger traffic.

The Map below indicates major infrastructure nodes of Ludhiana city:



Source: Cushman and Wakefield Research

(Map not to scale)

Further, few of the infrastructure initiatives, in past and in current date which have been undertaken to improve the connectivity are highlighted in the table below:

Particulars	Status	Details
Smart City	Under Progress	Ludhiana was among 100 cities in the country and three in Punjab, which was selected under the SCM to be developed as a smart city in the first round of the selection by the MoHUA in 2015. Ludhiana is emerging as the best smart city in the state by ranking first in the state and 53rd among 100 cities being developed as smart in the country, the government has confirmed. The rankings were decided on the basis of various parameters, mainly depending on the progress of the works under the SCM, by taking into consideration details of projects completed, in progress, under tendering and still under planning, besides analysing the expenditure aspect as well.
Budha Nallah – Canal Road widening	Under Construction (Stalled)	Budha Nallah – Canal Road has remained a busy route where heavy traffic passes through the bridges over Budha Nallah and Canal, which are presently unstructured. Presently, the project is under-construction. Its foundation stone was laid near Haibowal bridge in January 2024
Widening of National Highways	Under Construction	The widening of NH 44 into a 6-lane highway is under process on both sides. Ferozepur Road is also expected to become a 6-lane highway, for which the work is underway. Financial Closure of the same is closed on October 22, 2025,
Delhi-Amritsar-Katra Expressway	Under Construction	This 669 km greenfield expressway Delhi-Amritsar-Katra is being built at a cost of Rs 40,000 crore. The expressway will connect Ludhiana through Ferozpur road. This will benefit significantly in reducing travel time between Ludhiana and key business districts.
Ludhiana International Airport	Completed	Flights from the Ludhiana Sahnewal Airport commenced on 6th September 2023 as the chief minister flagged of the first flight to Hindon Airport in Delhi. This Airport is proposed to have direct flights to Delhi, Bengaluru, Kolkata, and Goa. Currently, very few flights are being operated from this airport.

Particulars	Status	Details
Redevelopment of Ludhiana Railway Station	Under Progress	Ludhiana Railway station went into redevelopment last year. The entire railway station is to be revamped in a phased manner. The project, which was awarded at engineering, procurement, and construction (EPC) mode. The project is estimated to be completed by April 2026.
Ludhiana Metro	In discussion Only	The metro in Ludhiana will be of total 29 kms, out of which 22 kms will be elevated and 7 kms will be underground. The two proposed corridors are: Corridor I: Ayali Chowk – BBMB Powerhouse, the line will run from East to West following a distance of 16 kms and will have 14 stations – 10 elevated and 4 underground. Corridor II: Gill Village – Rahon Road Chungi, the line will run from North to South covering a distance of 13 kms and will have 13 stations – 6 elevated and 7 underground.

1.4 Ludhiana – Migration and Tourism

While Ludhiana is primarily known as an industrial and commercial hub, it also offers several attractions and experiences for tourists. Migration is a significant aspect of Ludhiana's demographic and socio-economic landscape, contributing to the city's growth and diversity.

- **Migration** –
  - **Industrial Magnet:** Ludhiana's status as an industrial hub has attracted migrants from various parts of Punjab, as well as neighbouring states such as Uttar Pradesh, Bihar, and Rajasthan. The city's thriving manufacturing sector, particularly in textiles, bicycles, and auto parts, offers employment opportunities for both skilled and unskilled laborers**.**
  - **Rural to Urban Migration:** Ludhiana has witnessed significant rural-to-urban migration, with people moving from rural areas to the city in search of better livelihoods and economic opportunities. This migration pattern is driven by factors such as mechanization of agriculture, land fragmentation, and aspirations for urban lifestyles.
  - **Seasonal Migration:** Ludhiana also experiences seasonal migration, particularly in the agricultural sector. During peak farming seasons, migrant workers from other parts of Punjab and neighbouring states come to Ludhiana's rural areas to work in fields and farms, contributing to agricultural activities.
  - **Informal Sector Employment:** Many migrants in Ludhiana are employed in the informal sector, including small-scale industries, construction, transportation, and services. These

jobs often provide daily wages or piece-rate earnings, attracting migrants seeking temporary or informal employment opportunities.

- **Academic Migration:** Ludhiana is home to several colleges and universities offering undergraduate and postgraduate programs in various disciplines. Punjab Agricultural University (PAU) is a prominent institution known for its agricultural research and education. Additionally, Guru Nanak Dev Engineering College, Punjab College of Technical Education, and Guru Nanak Khalsa College are among the top colleges in Ludhiana.

- **Tourism** - In the post-independence era, Ludhiana emerged as the industrial capital of Punjab, which overshadowed its potential as a tourist location. However, over the past few years, there has been a shift, with the state government and local bodies emphasizing the development of tourism. Efforts have been made to promote the city's unique festivals, cuisine, and rural sports, such as Kila Raipur Sports Festival, widely known as the Rural Olympics.

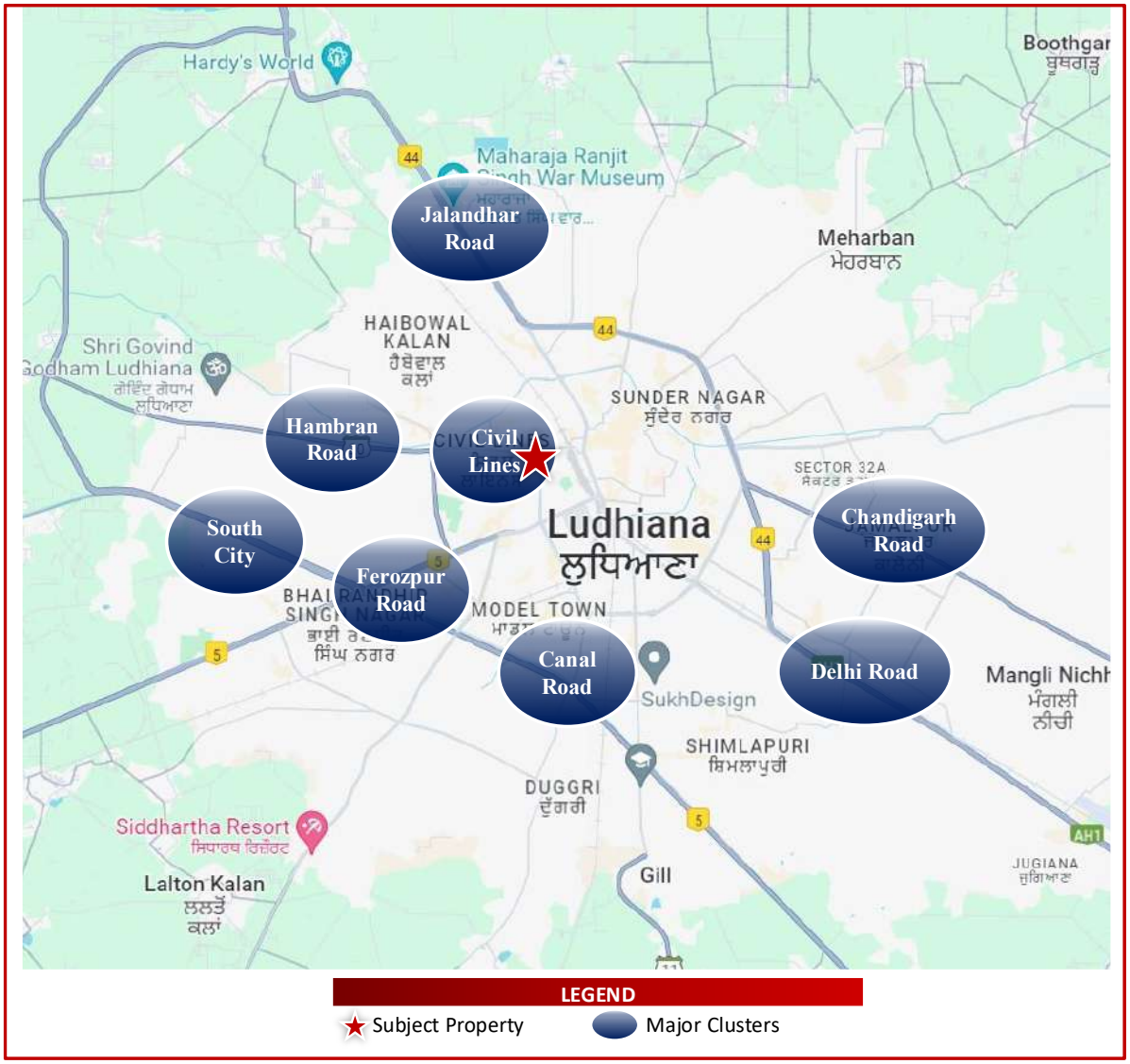
  Religious sites, like Gurudwara Charan Kamal and Alamgir Sahib Gurudwara, have been important to the tourism of Ludhiana. Significant investments have been made in these sites, which attract thousands of pilgrims every year. Furthermore, the city's cultural dynamics, exemplified by its Punjabi folk music and dance, have been instrumental in drawing cultural enthusiasts.

  The latest trend in Ludhiana's tourism is the amalgamation of cultural experiences with modern leisure activities. The city has seen a rise in boutique hotels, malls, and eateries that provide a contemporary twist to the traditional Punjabi experience. Additionally, there is a growing trend of agro tourism where visitors indulge in the rural way of life, enjoying farm stays and organic farming experiences.

  Looking forward, Ludhiana is set to grow as a multi-faceted destination. The government's 'Punjab Tourism for Economic Growth' project aims to highlight the state's heritage and history, which includes Ludhiana's contributions. With an increase in the number of events like literary festivals, food expos, and cultural showcases, the city is poised to offer a well-rounded experience to tourists.

1.5 Ludhiana – Real Estate Overview

Ludhiana, being a large city in Punjab, India, has numerous residential areas catering to various demographics and preferences. The map below illustrates Ludhiana's primary residential clusters along with its categorization based on demographic attributes and select prominent retail malls. The Subject Property is centrally located and is accessible through all prime residential clusters of the city.



Source: Cushman and Wakefield Research *(Map not to scale)*

The details of various clusters in Ludhiana are described in the given in the table below:

Cluster	Nature of the cluster	Primary activity	Developer Activity
Civil Lines Road	Established Residential	Comprises of Unorganized Plotted Housing Development and traditional markets	Presence of retail development by Bharti Realty - Pavilion, Omaxe Plaza, etc.
Ferozepur Road	Established Commercial	Proximity to prominent commercial and residential areas in the city with prominent malls and hotels located along this road. One of the most established areas in the city	Presence of national level developers such as, Vipul, Ansals, etc.
Hambran Road	Upcoming	Currently the area comprises of negligible organized commercial /retail activity with limited organized residential developments	Golf Links is the only organized residential project comprising of both plotted and high-rise apartments located in the immediate vicinity
Canal Road	Actively Upcoming	Small scale plotted developments, emerging private developer apartment activity such as Umbera Greens	Presence of local developers such as JLPL, Ashok Malhotra Group and Umbera
South City	Actively Upcoming	Organized & Unorganized mid – high end plotted housing colonies along with two Group Housing projects and upcoming SCO complexes	Presence of national and regional developers such as Hero Group, Janpath Group, AIPL (erstwhile IREO) etc.
Jalandhar Road	Upcoming	Proximity to existing commercial and residential areas in the city.	Eldeco & Aerens are few of the developers with a footprint in this vector
Delhi Road	Established	Industrial & logistics - Comprises of industrial units of Eastman Forging, Hero Cycles, etc.	Presence of logistics and industries, negligible real estate activity in terms of residential, retail, etc.
Chandigarh Road	Upcoming	Comprises of Industrial Units, an upcoming Group Housing Project along with an upcoming retail mall	Presence of logistics and industries along with residential activity from regional developers such as Hampton, GK Group, etc.

Residential Overview

The residential real estate market in Ludhiana offers a diverse range of housing options catering to different preferences and budgets. Ludhiana's residential real estate market includes a mix of housing types such as independent houses, builder floors, apartments, villas, and plotted developments. Ferozepur and Chandigarh Road are the most attractive localities for mixed land use projects and integrated townships. Sarabha Nagar, Civil Lines and Gurdev Nagar are the prime locations for high-end plotted developments which are attracting the interest of developers. Model Town Extension, Rajguru Nagar, Maya Nagar, and Green Park are the developing residential clusters.

Retail Overview

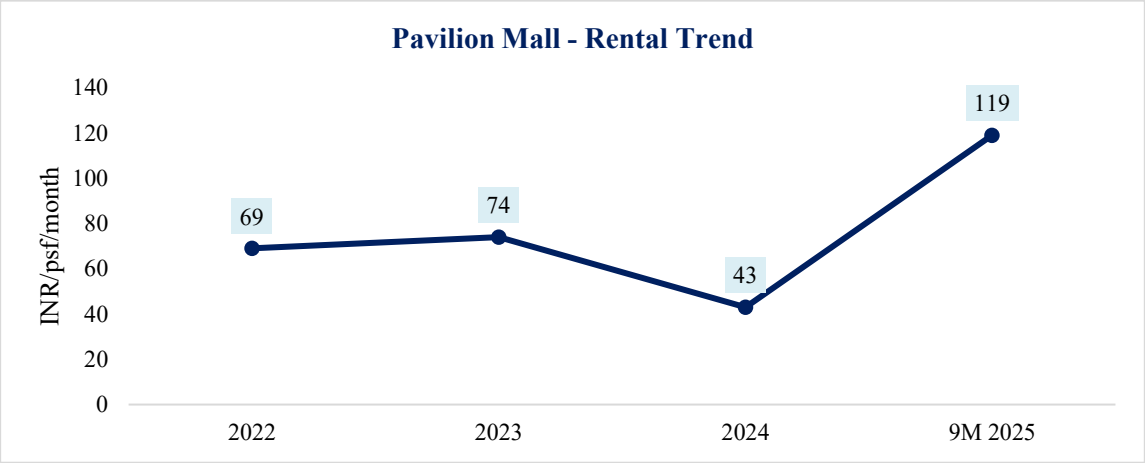
Ludhiana primarily comprises of high-street retail markets which are prominent shopping streets of Ludhiana. These are smaller shopping complexes with one or two anchor tenant(s) occupying majority of the area along with other small jewellery/fashion/electronics stores. Most of the footfall in these high-street markets come from the anchor tenant(s). Other retail malls like the Subject Property in Ludhiana are MBD Neopolis, Silver Arch and Wave mall. As per the interaction with local market intermediaries and analysing the footfall, the Subject Property and MBD Neopolis are two of the most prominent retail malls in the Subject Micro Market. Silver Arc and Wave Mall, on the other hand, have lower footfall and higher vacancy. While the Subject Property is located in the Civil Lines area which is one of the most affluent areas of Ludhiana, most other malls of similar format are located on Ferozpur Road. Thus, the subject property is able to attract high footfall from population with high spending power.

The detailed overview of the Subject Property comparative to Other Malls has been described below:

Particulars	Subject Property	MBD Neopolis	Wave Mall	Grand Walk Mall	Silver Arc Mall	Sunview Plaza
						
Location	Civil Lines	Ferozpur Road	Ferozpur Road	Ferozpur Road	Ferozpur Road	South City
Vacancy	~15%	~0% - 5%	~10 – 15%	~0% - 2%	~10% - 15%	0% - 5% (Phase 1)
Rentals (Ground Floor) (INR per sq. ft. per month)	~130	~150-160	~140-150	Mostly on RS basis ~180-200	Mostly on RS basis ~180-200	~150-160
Area (Sq. ft.)	3.9 Lakhs	~4.5 Lakhs	~3 Lakhs	~1.5 Lakhs	~2.5 Lakhs	~2 Lakhs
Key Tenants	Shoppers Stop, PVR Cinemas, Zoreko	Smart Bazaar, Max, Lifestyle, Pantaloons	NYFC Gym, Mr. DIY, Mastizone	H&M, Kapsons, The Collective	The G.T Road Restaurant, PVR Inox, Mr. DIY	Tim Hortons, Nik Bakers, Starbucks

1.6 Rental Trend

The rental trend of the Subject Property is given in the chart below:



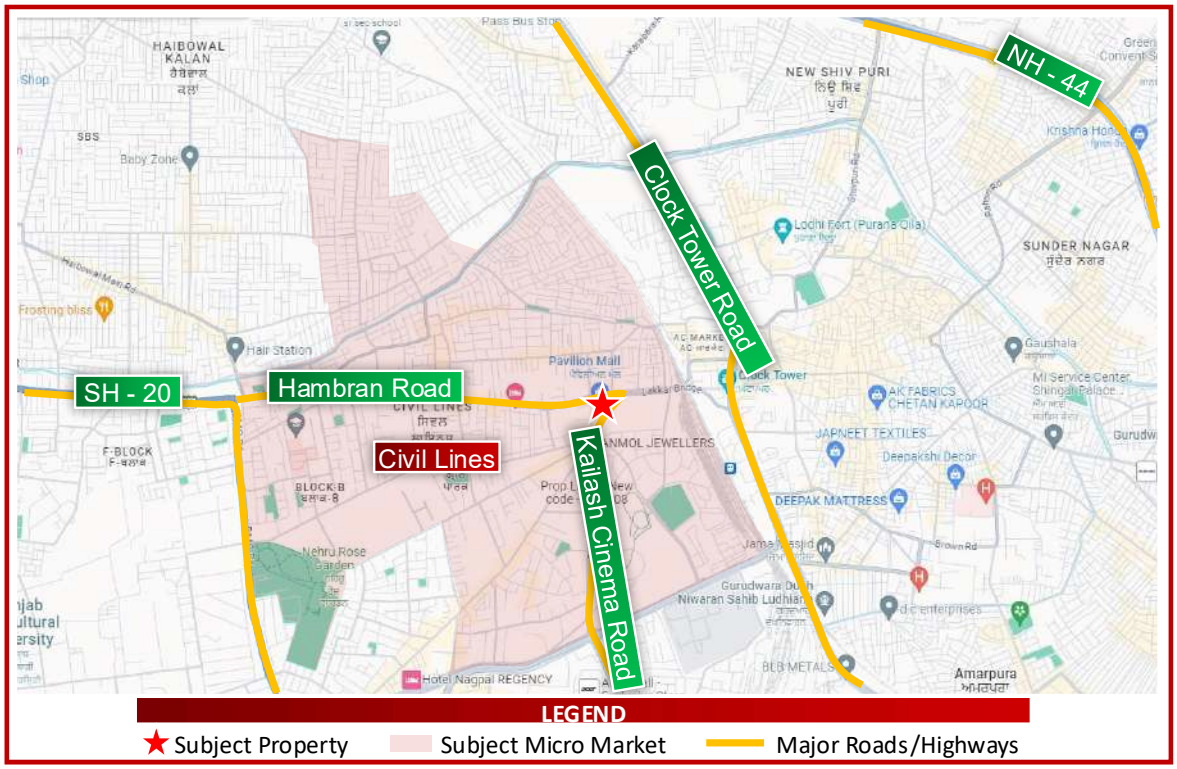
Notes:

1. *Rentals for Pavillion Mall have been sourced from client. These are actual transacted rentals which include Fresh leases, Term renewals and space extension by existing tenants, which happened at improved efficiency and the same has been adjusted to asset level efficiency. The uptake in the rental for 9M CY 2025 is due to recent leases that has taken place on the lower floors of the mall.*

2 Civil Lines – Subject Micro Market

2.1 Overview

The Subject Property is located in Civil lines, which is being referred to as Subject Micro Market. The Subject Property falls at the intersection point between Hambran road and Kailash Cinema Road. The retail landscape of the Subject Micro Market has been primarily developed into high-street format (typically in form of large showrooms providing a wide range of products). The residential developments primarily include plotted developments and villas. The Subject Micro Market is also well known for the affluent people residing in the nearby residential localities and contributing a significant portion to retail footfall. The current average pricing of the residential plots in this region are in the range of INR 1,50,000-2,00,000 per sq. yd. The Subject Micro Market also houses various government offices and educational institutions. All the above factors lead to generate a significant portion of footfall at the Subject Property.



Source: Cushman and Wakefield Research
(Map not to scale)

2.2 Social and Physical Infrastructure



Source: Cushman and Wakefield Research
(Map not to scale)

Social Infrastructure *Lifestyle Infrastructure* *Hospitality Developments* *Higher Education Institutions*

Social Infrastructure	Lifestyle Infrastructure	Hospitality Developments	Higher Education Institutions
1. Police DAV Public School (1.5 Km)	1. MBD Neopolis (7.6Km)	1. Hotel Gulmor (1.8 Km)	1. Dayanand Medical College (1.3 Km)
2. Kundan Vidya Mandir School (1.7Km)	2. Wave Mall (7.4 Km)	2. Hotel Friends Regency (2 Km)	2. Khalsa College for Women (1.4 Km)
3. Hero DMC Heart Institute (2.6 Km)	3. Grand Walk Mall (6.3 Km)	3. FabHotel Prime K9 Grand (0.5 Km)	3. Arya College (1.3 Km)
4. Sidh Peeth Dandi Swami Mandir (1 Km)	4. Silver Arc Mall (2.8 Km)		
5. ISKCON Temple, Ludhiana (0.5 Km)	5. Omaxe Plaza (2.1 Km)		

Civil Lines, where the Subject Property is located, runs along the main road (Ludhiana Road) connecting Ludhiana to other cities of Punjab through NH5 (Ferozpur Road). Hambran Road and the Mall Road (Kailash Cinema Road) are also major roads running through the Subject Micro Market which provide connectivity to the Subject Property through other parts of the city.

Ludhiana Railway station is located at approximately 2 km from Subject Micro Market (assuming Subject Property being the point of measurement).

3 Market Outlook

Pavilion mall comprising of freehold land of approximately 2.47 Acres is a prominent shopping and entertainment destination in established cluster Civil Lines in Ludhiana.

The Subject Micro Market is a well-established residential and retail vector. The Subject Micro Market has limited future supply and is a preferred micro market by occupiers. Further, other successful malls in Ludhiana like MBD Neopolis, Grand walk, and Wave Mall have witness range bound vacancy levels of 5-10%

The significant industrial activity in Ludhiana constitutes numerous small and medium size industrial ventures. Consequently, there is a significant proportion of the population in Ludhiana who either own or are working at senior positions at these industrial units. This population forms the potential footfall for the Subject Property. Also considering the history of the Subject Micro Market where administrators, officers, and other officials reside, there is a substantial base of visitors with high income and high purchasing power residing around the Subject Property. This makes the Subject Micro Market an attractive location for retail developments where the Subject Property is the only Non-strata well maintained retail mall.

According to the market assessment provided, the current market rentals of Non-Strata malls in the city for ground floor vanilla tenants are in the range of INR 120 – INR 140 per sq. ft./m and may vary +/- 10% depending upon negotiations, final structuring of the lease agreement and other parameters.

Considering the well-maintained infrastructure, key location, the annual growth rate of 5% in market rents over medium to long term appears achievable for the Subject Property.

C SUBJECT PROPERTY REPORT

1 Address, Ownership and Title details of the Subject Property

Address:	Pavilion Mall, Civil Lines, Ludhiana, Punjab 141008
Ownership & title details:	Land Tenure: Freehold. The Subject Property is wholly owned by Rostrum Realty Projects Private Limited (refer clause 1.4 and for ownership structure refer Annexure 2).

Source: Client Information

1.1 Encumbrances

Unless disclosed and recorded in the Subject Property Report – Part C, the Subject Property is considered to possesses a good and marketable title and is free from any unusually onerous encumbrances with no option or pre-emption rights in relation to the assets except for those created in favour of the lenders, based on the information given in the Title Reports prepared by Khaitan and Co (Hereinafter referred to as 'Legal Counsels'). We have not checked and verified the title of the Subject Property.

1.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Rostrum Realty Private Limited - Property Tax Paid up to FY 2025-26

1.3 Material Litigation

Based on discussions with the Client and Title Reports shared, there are no material litigations relating to the Subject Property or any compounding charges.

1.4 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

2 Location

2.1 General

The Subject Property is located in Civil Lines, Ludhiana, Punjab (Hereinafter referred to as Subject Micro Market), an established commercial hub with popular place for dining and shopping. The Subject Property is located on a corner plot and is accessible via a 24-meter-wide road towards north namely Hambran road (it is one of the main arterial roads of Ludhiana) and a 24-meter-wide road towards east know as Kailash Cinema Road. This strategic location provides connectivity between the Subject Property and the key nodes in the city.

The Subject Property is primarily surrounded with commercial and residential developments. Other developments located in vicinity of Subject Property are Guru Nanak Stadium & Dayanand Medical College.

The location map of the Subject Property is as follows:



Source: Cushman and Wakefield Research

(Map not to scale)

Site Boundaries:

The site boundaries for the Subject Property are as under:

- North: Main Hambran Road (Secondary Access Road)
- South: Others Property
- East: Kailash Cinema Road (Primary Access Road)
- West: Officer's Colony

2.2 Accessibility

The Subject Property is well connected to major locations in the city via multiple modes of communication. The distances from major landmarks are as follows:

- Approximately 02 km from Ludhiana Railway Station
- Approximately 03 km from Feroz Gandhi Market
- Approximately 15 km from Ludhiana Airport
- Approximately 88 km from Chandigarh
- Approximately 320 km from Delhi

2.3 Ground Conditions

Based on visual inspection, there was no evidence of adverse ground conditions at the Subject Property or immediate vicinity.

2.4 Environmental Considerations

We have not carried out any investigations or tests, nor have we been supplied with any information from the Client or any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject property or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster, the location of the Subject Property with respect to risks pertaining to earthquakes, and flooding was studied basis the data that has been published on various government websites. Source for the same has been annexed in annexure 9. Ludhiana where the Subject Property/(ies) are located falls in Seismic Zone IV with high damage risk. The Subject Property is located in the Ludhiana which is situated in the Sutlej basin in Punjab. The terrain is generally flat and level. As per the Flood Affected Area Atlas of India 2023, Ludhiana is affected by floods. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it to any induced disaster.

2.5 Town Planning and Statutory Considerations

We have not made formal search but have generally relied on readily available information to general public. Our Report is on current use/ current state basis of the Subject Property, and we have not considered any Government proposals for road widening or compulsory purchase/ acquisition, or any other statute in force that might affect the Subject Property.

3 Subject Property - Asset Description

Pavilion has a leasable area of 389,588 sq. ft. The Subject Property consists of 1 tower.

- The Pavillion Mall acquisition was part of the North Commercial Portfolio Acquisition and the standalone valuation of Pavillion 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 – Pavillion 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

The floor wise break up for the Subject Property is mentioned in the table below:

Particulars	Leasable Area (sq. ft.)	Zoning	Key Tenants
Tower 1	**389,588**	**Completed**	**NA**
Basement 1, 2 and 3	-	Parking	NA
Lower Ground and Atrium Floor	58,886	Women's Fashion	Shopper Stop, Marks and Spencer, House of Koncept
Upper Ground Floor and Ground Floor	49,456	Premium Brands	Shopper Stop, Marks and Spencer, Only
Floor 1	54,538	Men's Fashion	Shopper Stop, Hamleys, Miniso
Floor 2	31,043	Kids and Lifestyle	Mother care, SPA nation, Pure Home + Living
Floor 3	65,205	PVR and Food Court	PVR, Bikanerwala
Floor 4	46,099	Entertainment	Timezone, The Beer Café
Floor 5	33,776	Entertainment	Smaaash
Floor 6	12,667	Hotel	The Stories – 27 Rooms
Floor 7	12,500	Gym	The Fitness Center
Floor 8	12,714	Microbrewery	Fox in the Field
Floor 9	12,705	Vacant	Vacant

Source: Architect's Certificate (16th October 2025), Rent Roll as at 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client Information

3.1 Key Asset Information

Completed Buildings with Occupancy Certificates (OC) received.

Particulars	Details
Entity:	Rostrum Realty Private Limited
Asset Type:	Commercial
Sub-Market:	Civil Lines, Ludhiana
Approved and Existing Usage:	Commercial
Land Area (acres):	~2.47
Freehold/Leasehold:	Freehold Land
Leasable Area:	389,588 sq. ft.
Occupied Area:	329,462sq. ft.
Occupancy (%):	84.57%
Current Effective Rent (excluding parking):	INR 60 per sq. ft per month
Number of Tenants:	87

Source: Architect's Certificate (16th October 2025), Rent Roll as at 30th September 2025, Lease Deeds / Leave and Licence Agreements and Client information.

3.2 Subject Property Inspection

Date of Inspection:	The Subject Property comprising 1 operational building was physically inspected on 23rd April 2024 (Subsequently, no site visits have been conducted)
Inspection Details:	The inspection comprised of visual inspection of: a. Operational building b. Visits to their key utility areas such as LT electric room, DG Room, Pump room, HVAC installations, power back up, STP, etc.

Key Observations:

The Subject Property is a Retail Mall catering to various types of tenants offering amenities like parking spaces, concierge, medical assistance, and EV charging.

- **Completed/ Operational Building:**

  The operational building with OC received admeasures 389,588 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 Shopper Stop, PVR, Fox in the Field, Smaaash, 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.

Certifications

- Pavilion is the first mall in India to be conferred with BEE 5 Star rating for energy efficiency.

Parking

- The large parking requirement is catered by multilevel basements and stacked parking slots contributing to 735 Four-wheeler parking spaces.

Other Observations

- The Subject Property has one entry and exit point for four wheelers along with a separate entry and exit for 2 wheelers and pedestrians which are managed according to the traffic circulation plan.
- The visual inspection of the building did not reveal any cause of concern with no visible signs of any disrepair or ill maintenance.
- The utility areas also appeared well maintained, visually.
- No instances of any major logging or water accumulation were observed during the inspection.

*Source: Architect's Certificate (16th October 2025), *Rent Roll as at 30th September 2025*

Note:

a. 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 are based completely on visual survey.

3.3 Investigation and nature and source of information

The Valuer undertook physical visits of the Subject Property wherein the building and related assets were visually inspected to assess the condition of the building and the apparent state of its maintenance/ upkeep.

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 who were appointed by the Client to undertake market research and portfolio analysis of the Property forming part of the REIT.

The Valuer relied on the following information and documents shared by the Client with respect to the Subject Property:

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.

Architect's Certificates (Dated: 16th October 2025) mentioning site areas and Subject Property areas.

Relevant approval documents from competent authorities regarding occupancy, operations, and fire safety with respect to specific building in the Subject Property.

Lease agreements and commercial clauses thereof for major tenants on a sample basis.

Masterplan/ Development plan applicable in the jurisdiction of the Subject Property.

Management representation regarding the following:

Major repairs undertaken and proposed in the Subject Property (please refer Annexure 8)

Statement of Assets

Revenue pendency, if any

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

3.4 Tenant Profile

As of 30th September 2025, the Subject Property's top 10 tenants occupying space in the Subject Property, account for ~66% of leased area and ~51% of the gross rental income.

Rank	Top 10 Tenants according to Leased Area	Leased Area (sq. ft.)
1	Shopper Stop	52,238
2	PVR Cinemas	40,998
3	Zoreko	33,776
4	Timezone	25,016
5	Marks and Spencer's	19,962
6	The Stories	12,667
7	Fitness Centre	12,500
8	Hamleys	9,083
9	Fox in the Field	7,014
10	Bikanerwala	5,625
	Total	**218,879**

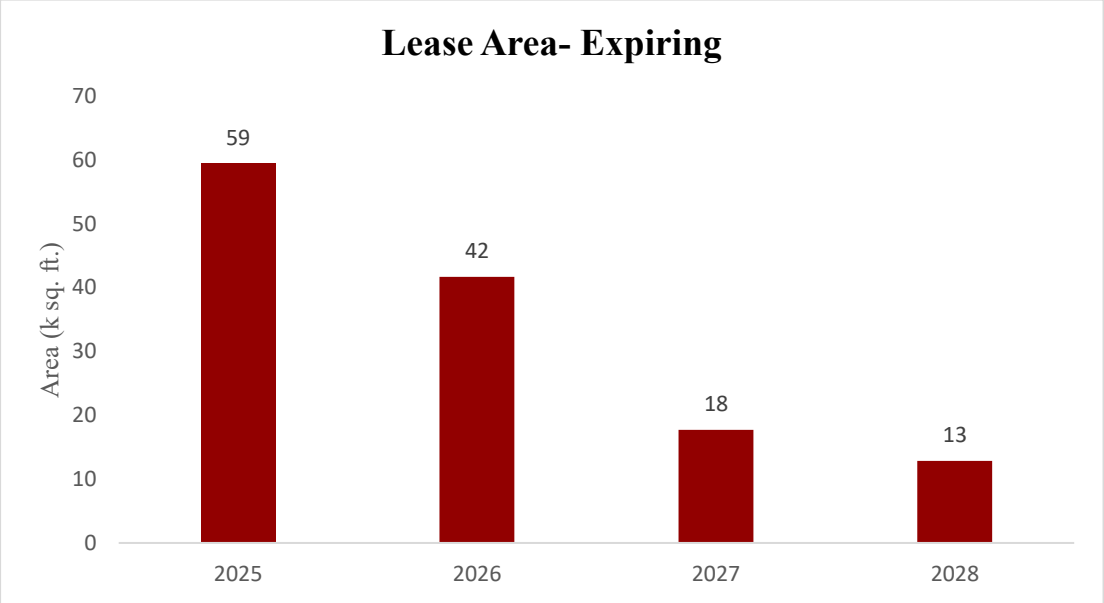
Source: Rent Roll as at 30th September 2025 and Client Information

Rank	Top 10 Tenants according to Gross Rentals	Share of Gross Rentals
1	Shoppers Stop	14%
2	PVR Cinemas	14%
3	Zoreko	5%
4	Marks and Spencer's	4%
5	Timezone	4%
6	Van Heusen	2%
7	Madame	2%
8	The Stories	2%
9	Only	2%
10	Vero Moda	2%
	Total	**51%**

Source: Rent Roll as at 30th September 2025 and Client Information

3.5 Lease Expiry Profile

The Weighted Average Lease Expiry (WALE) of the Subject Property is 3.3 years, with ~40% of occupied area expiring between 2025 and 2028 as shown in the chart below.



Source: Rent Roll as at 30th September 2025 and Client Information

Notes:

1. *The chart is prepared on the basis of Calendar Year.*
2. *Here 2025 represents 1st October 2025 to 31st December 2025.*

4 Valuation Approach & Methodology

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 lease deeds were reviewed to identify tenancy characteristics for the asset.

Property Documents and architect certificates as mentioned in earlier sections of the report were reviewed for validation of area details, ownership interests of the Subject Property.

Physical site inspections were undertaken to assess the current status of the Subject Property.

4.2 Micro-market Review:

For the purpose of the valuation exercise, reliance has been placed on the market report prepared by Cushman and Wakefield (C&WI), who 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 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 completed 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 releasing).

4.3 Cash Flow Projections:

1. The Subject Property is a completed building. The cash flows have been projected as mentioned below to arrive at the value estimate.
2. 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 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:

   Step 1: Projecting the rental income as per the existing lease terms for a cashflow period of 10 years.

   Step 2: Generating a market led rental income stream for identified tenancies for the time period similar to the cash flows drawn in the aforementioned step.

   Step 3: Based on the contractual turnover rent percentage of respective tenants and average tenant sales psf per month, Turnover rent is estimated for each tenant and is compared with the minimum guaranteed rentals in line with the tenant contracts. The higher of the two is adopted for the purpose of estimating cash flows.

   Step 4: Computing the monthly rental income projected as part of Step 1,2, & 3 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).
3. Recurring operational expenses, and vacancy provision 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.
4. The net income on quarterly basis has been projected over the next 10 years and the one year forward NOI (for 11th year) as of end of year 10 has been capitalized to assess the terminal value of the development. The quarterly net cash flows over the next 10 years along with the terminal value estimated at the end of year 10 have been discounted at a suitable discount rate to arrive at the net present value of the cash flows accruing to the Subject Property through this approach.

4.4 Information Sources:

Subject Property related information relied upon for the valuation exercise has been provided to the Valuer by the Client and the market data has been provided by C&WI, unless otherwise mentioned. 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 only to ensure its correctness.

5 Assumptions considered in Valuation (DCF Method)

The following assumptions have been made to arrive at the market value of the Subject Property as on 30th September 2025:

Cashflow Period	Unit	Details
Valuation Date	Date	30-September-25
Cashflow Period	Years	10
Cashflow Exit Period	End Date	30-September-35

Subject Property Details:

Subject Property Details	Unit	Details
Total Property Leasable Area	Sq. ft.	389,588
Area Leased	Sq. ft.	329,462
Occupancy	%	84.57%
Vacant Area	Sq. ft.	60,126
Vacancy	%	15.4%
Stabilized Vacancy	%	5%
Further leasing	Sq. ft.	40,647
Existing Lease Rollovers	%	100%
Rent free Period - Existing Leases	Months	1
Rent free Period - New Leases	Months	3
Estimated Leasing Period	# of quarters	6

*Source: Architect's Certificate (16th October 2025), *Rent Roll as at 30th September 2025*

Note: Further Leasing and Estimated Leasing Period relate to the existing Vacant Area.

- **Rent-free period:** In accordance with market benchmarks for retail malls, rent-free period of one month has been considered for existing lease rollovers and three months for new leases.
- **Future absorption:**
  - The Subject Property is located in a premium residential Micro-Market and has one of the best tenant mixes. The mall has achieved a stable occupancy level that is at par with the top malls in Ludhiana.
  - Considering the above, it would be reasonable to believe that the Subject Property shall be able to lease up ~ 0.04 msf within 6 quarters from Jan 2027 after incorporating a 5% stabilised vacancy considering the locational attributes of the Subject Property
  - We have considered 5 quarters delay in leasing for the vacant spaces.
  - For the purpose of valuation, we have assumed area leased to large anchor tenants as vacant area post expiry of their current lease. The same area will be re-leased within 3 quarters from the date of lease expiry wherein rent-free period is assumed to be 3 months along with brokerage of 2 months of rental.

Revenue Assumptions

Revenue Assumptions	Unit	Details
Market Rent – Atrium and LGF - Anchor	Per sq. ft. per month	INR 58.00
Market Rent – Atrium and LGF - Vanilla	Per sq. ft. per month	INR 120.00
Market Rent – GF and UGF - Anchor	Per sq. ft. per month	INR 58.00
Market Rent – GF and UGF - Vanilla	Per sq. ft. per month	INR 130.00
Market Rent - 1F- Anchor	Per sq. ft. per month	INR 53.00
Market Rent - 1F- Vanilla	Per sq. ft. per month	INR 110.00
Market Rent - 2F- Vanilla	Per sq. ft. per month	INR 60.00
Market Rent - 3F- Anchor	Per sq. ft. per month	INR 40.00
Market Rent - 3F- Vanilla	Per sq. ft. per month	INR 45.00
Market Rent - 4F- Anchor	Per sq. ft. per month	INR 30.00
Market Rent - 4F- Vanilla	Per sq. ft. per month	INR 40.00
Market Rent – Upper Floors (5^{th} – 6^{th}) - Anchor	Per sq. ft. per month	INR 30.00
Market Rent – Upper Floors (7^{th} – 9^{th}) - Anchor	Per sq. ft. per month	INR 25.00
Market Rent – Multiplex	Per sq. ft. per month	INR 65.00
Market Rent Growth rate	% p.a.	5.0%
Normal Market Lease Tenure	# of years	9 years
Normal Market Escalation at end	# of years	3
Market Escalation at the end of Escalation period	%	15.0%
O&M Income for future leases	Per sq. ft. per month	INR 32.93

- **Market rent - Rent:** We have assumed the floor-wise market rentals of the Subject Property considering the location, accessibility, quality, size of the building, and keeping in view the future supply, which is very limited.
- **Market rent growth rate:** Considering the current vacancy levels and future supply profile in the Subject Micro Market, we expect annual growth in achievable market rentals to be 5% in the medium to long term.
- **Other income:** We have been provided with other income for Visitor Car Park, ATM, Telecom Tower, Kiosk, and miscellaneous income. We have considered an annual growth of 5% on other income. Also, other income includes property tax recovery from the tenants as per the contract and the same are escalated at an annual growth rate of 5%.
- **O&M Income:** O&M Income were shared by the Client. O&M income constitutes, O&M Expense and Mark-up of 20% on O&M expense and sinking fund. Since O&M revenues include sinking fund which is being charged at a constant rate without any growth assumed on it, the growth rate for O&M Income has been suitably adjusted to normalise it over the future tenure. O&M Income has been provided for FY'26 and the same has been projected to increase at 5% per annum from FY'27 onwards excluding sinking fund. As per general market practices, Anchor tenants are charged at a lower O&M rate.

- **Projected NOI Growth:**

  Considering the above-discussed assumptions on rental growth, market trends, supply-demand conditions, and macroeconomic factors, the projected Net Operating Income (NOI) growth for the assets has been arrived at as detailed below:

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income (INR Mn	178	248	282	302	328	344	365	390	403	410	450
Growth		39%	14%	7%	9%	5%	6%	7%	3%	2%	10%

Operating Cost Assumptions

Cost Assumptions	Unit	Details
Brokerage cost (Renewal/ Release)	Month Rent	1 Month Rent
Brokerage cost (New Lease)	Month Rent	2 Month Rent
Property Tax	Per sq. ft./month	INR 4.51
Cost Escalation	% p.a.	5.0%
Transaction Cost on sale	% of Terminal Value	1.0%
O&M Expense	Per sq. ft./month	24.99
Maintenance Capex	Per sq. ft./month	INR 2.32

Please note that there is a general development expenditure of INR 46 million to be incurred on the Subject Property.

- **Brokerage:** In accordance with the market benchmarks for Grade A property, we have assumed brokerage expense amounting to two months for new leases and one month for existing lease rollovers.
- **Property Tax:** Property tax has been provided for FY'26 and the same has been projected to increase at 5% per annum from FY'27 onwards.
- **Marketing Expense:** Marketing expense is to be incurred to fill up the vacant area of the mall. The Client has provided us with the per sq. ft. expense which is to be incurred on vacant area. We have assumed marketing expense to be incurred until the Subject Property reaches stabilised occupancy levels.
- **O&M Expense:** O&M Cost has been calculated basis markup of 20% on CAM income after deducting sinking fund and the same has been projected to increase at 5% per annum from FY'27 onwards.
- **Transaction cost**: has been assumed at 1% of the terminal value and is expected to be incurred towards brokerage, transaction fees, etc.
- **Payroll Expense:** The Payroll expense for the period between 1st October 2025 – 31st December 2034 for Pavillion Mall is considered to be INR 41 Million. The same has been converted to annual basis and escalated at 8% annually for subsequent years.
- The cost escalation/inflation assumption of 5.0% per annum has been determined based on consumer inflation trends observed in the Indian economy. This rate reflects average taken for historical inflation data for past 10 years from 2015 to 2024. Below is a table presenting the consumer inflation rate across various years:

Year	Inflation (%)
2015	4.91%
2016	4.95%
2017	3.33%
2018	3.94%
2019	3.73%
2020	6.62%
2021	5.13%
2022	6.70%
2023	5.65%
2024	4.95%

Source: World Bank

Discount Rate & Capitalisation rate assumptions

- **Capitalization Rate:**

Capitalization rate ("Cap rate") is a real estate industry metric referring to the ratio of the Net Operating Income (NOI) arising rental income to their gross asset value, indicating the expected income yield of the investor from concerned property. It reflects the expectation of the investor on stability of rental income driven by the asset quality, tenant profile, market demand-supply dynamics and macro-economic expectations on prevailing risk free/ low risk interest rates.

The capitalization rate adopted for valuing various assets has been based on factors such as:

- Relevant parameters of some key investments in comparable properties of similar quality, use, tenant profile made by institutional real estate investors were perused. Further, considering that these investments have been made through institutional player, the cap rate for the Subject Property was suitably adjusted.

  The selected comparable investments consist of investment-grade A properties with a similar tenant profile, commercial usage backed by institutional investors. These properties primarily include large office parks, aligning closely with the characteristics of the REIT properties. Considering these criteria, following comparable transactions have been analyzed to derive the capitalization rate:

Name of Seller	Name of Buyer	Location	City	Name of Building	Type of Building	Year of Transaction	Area (sq. ft.)	Deal Size (INR mn)	Capitalization Rate
Shapoorji Pallonji-Allianz	GIC	Gachibowli	Hyderabad	Waverock 2.1	Commercial	2024	22,84,918	21,500	~8%
MFAR Developers	Edelweiss Alternatives	Outer Ring Road	Bangalore	Embassy Manyata Tech Park	Commercial	2024	11,00,000	15,000	~8%
Kalyani Developers	Tablespace Technologies	Whitefield	Bangalore	Kalyani Camellia	Commercial	2024	5,00,000	5,000	~8%
Bhartiya Group	GIC	Hebbal	Bangalore	Bhartiya City	Commercial	2023	30,00,000	28,000	~8%
Brookfield Asset Management	GIC & Brookfield REIT	Powai	Mumbai	9 Grade A Properties in Downtown Powai	Commercial	2023	27,00,000	65,000	~8%
Brookfield Properties	Brookfield REIT & GIC	Gurugram	NCR	Candor Techspace G1	Commercial	2023	37,98,366	47,250	~8%
Salarpuria Sattva	Continental Automotive	Electronic city	Bangalore	South Gate	Commercial	2022	8,50,885	7,516	8.32%
TRIL Properties	CPPIB	Suburban South	Chennai	TRIL Info Park	Commercial	2022	46,67,000	63,000	~7.6% - 7.7%
Embassy Property Developments Pvt. Ltd.	Embassy Office Parks REIT	ORR, Bangalore	Bangalore	Embassy Tech Village	Commercial	2020	91,00,000	97,824	7.50%

- *Source: Secondary Market Research*
- *Note: The above information is based on information published in public domain and discussions with various market players.*

In order to arrive at the capitalization rate for the property, we consider that these investments have been made through institutional players, the cap rate for the Subject Property has been assumed to be 8.75% in line with the available market information and appropriately adjusted for the overall occupancy/performance level and location of the Subject Property.

- **Discount Rate**

  The discount rate applied to the available cash flows reflects the opportunity cost to all the capital providers, namely shareholders (Cost of Equity) and creditors (Cost of Debt), weighted by the relative contribution to the total capital of the company (WACC). The opportunity cost to the capital provider equals the rate of return the capital provider expects to earn on other investments of equivalent risk.

  - **Cost of Debt**

    The cost of debt is the return that a company provides to its debtholders and creditors. These capital providers need to be compensated for any risk exposure that comes with lending to a company. The cost of debt for real estate assets is often influenced by the stage of development of the asset. The mature and income-generating assets are considered less risky, leading to lower interest rates. In this context, the cost of debt for Brookfield India REIT properties is benchmarked to the interest rates observed in REITs, as all bear similar characteristics in terms of type and development status of properties. Since a major portion of REITs' portfolios consists of completed, income-generating assets, the cost of debt aligns more closely with the Lease Rent Discounting (LRD) rate.

    This approach ensures that the cost of debt is aligned with the risk profile of the property and current market conditions,

    Please find below Cost of Debt for Comparable REIT.

REIT	Jun-25
Embassy Office Parks REIT	7.55%
Mindspace Business Parks REIT	7.84%
Brookfield India Real Estate Trust	8.10%
Knowledge Realty Trust	8.99%

Source: Analyst Presentation for respective REIT

    The cost of debt for September 2025 valuation has been taken at 8.4 % basis the range of cost of debt for the REITs as mentioned in the above table.

  - **Cost of Equity**

    We have considered the cost of equity at 14.50% as per the market return expectations of various investors for commercial office. Apart from that we have also benchmarked CAPM model and inputs of same is detailed out as under

    - We have considered risk free rate of 6.96% based on average 10-year treasury bond yield.
    - For calculation of beta, we have benchmarked industry (Nifty Realty Index). We have considered average 5-year Beta of Nifty Realty index with respect to Nifty 50.
    - We have considered market risk premium of 5.59% based on the returns of broad-based BSE 500 stock index for the past 10 to 15 years.

  - **Debt-Equity Ratio (weightage of WACC)**

    As discussed earlier, the cost of debt has been derived based on prevailing LRD rates, while the cost of equity has been calibrated to account for both asset-specific and market-specific factors, reflecting investor expectations from an operational Grade A office spaces.

Additionally, the debt-to-equity mix has been determined considering the typical LRD tenures and the extent to which debt financing contributes to the overall asset value.

It may be noted basis management representation that the current debt equity structure of Brookfield India REIT is 30:70. However, the SEBI REIT Regulations states that the maximum permissible limit for debt is 49%. Hence, we have considered the debt and equity mix of 45% and 55% which lies well within the limit specified as per the SEBI REIT Regulations and is also accepted by the market participants.

Derivation of WACC

Based on above, the following WACC rate has been assumed for completed commercial assets part of the Brookfield India REIT:

	Cost	Weightage	
Cost of Debt	**8.4%**	**45.0%**	**~11.75%**
Cost of Equity	**14.5%**	**55.0%**	

Note: As per management representation planned debt equity structure for Brookfield India REIT is 45:55.

6 Market Value

The Valuer is of the opinion that the subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the aforementioned Subject Property comprising land and improvements thereon and the right to provide facility management services to the entire Subject Property, as on 30th September 2025 is as follows:

REIT's share in assets: 50%

Component	Market Value as on	In Figures	In Words
Completed Building	30th September 2025	INR 3,325 Million	Indian Rupees Three Billion Three Hundred and Twenty – Five Million Only

The value of Brookfield India REIT share in the Subject Property is INR1,662 Million (i.e. One Billion and Six Hundred and Sixty-Two Million)

Market Value Progression

Component	Market Value (INR Mn) as on 30th September 2024	Market Value (INR Mn) as on 31st March 2025
Completed Buildings	INR 2,903 Million	INR 3,077 Million

Ready Reckoner Rate

Component	Rate
Land area	INR 45,000 per sq. yard.

Note: The rate for the Built-up Area is not available

For reference, please refer Annexure 7.

I, L. Anuradha, the Valuer for the Subject Property, hereby declare that:

• I am fully competent to undertake the valuation,

• I am independent and have prepared the report on a fair and unbiased basis, and

• I have valued the properties based on the valuation standards as specified under sub-regulation 10 of regulation 21 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014



Prepared by
(L. Anuradha)
IBBI/RV/02/2022/14979

D ANNEXURES

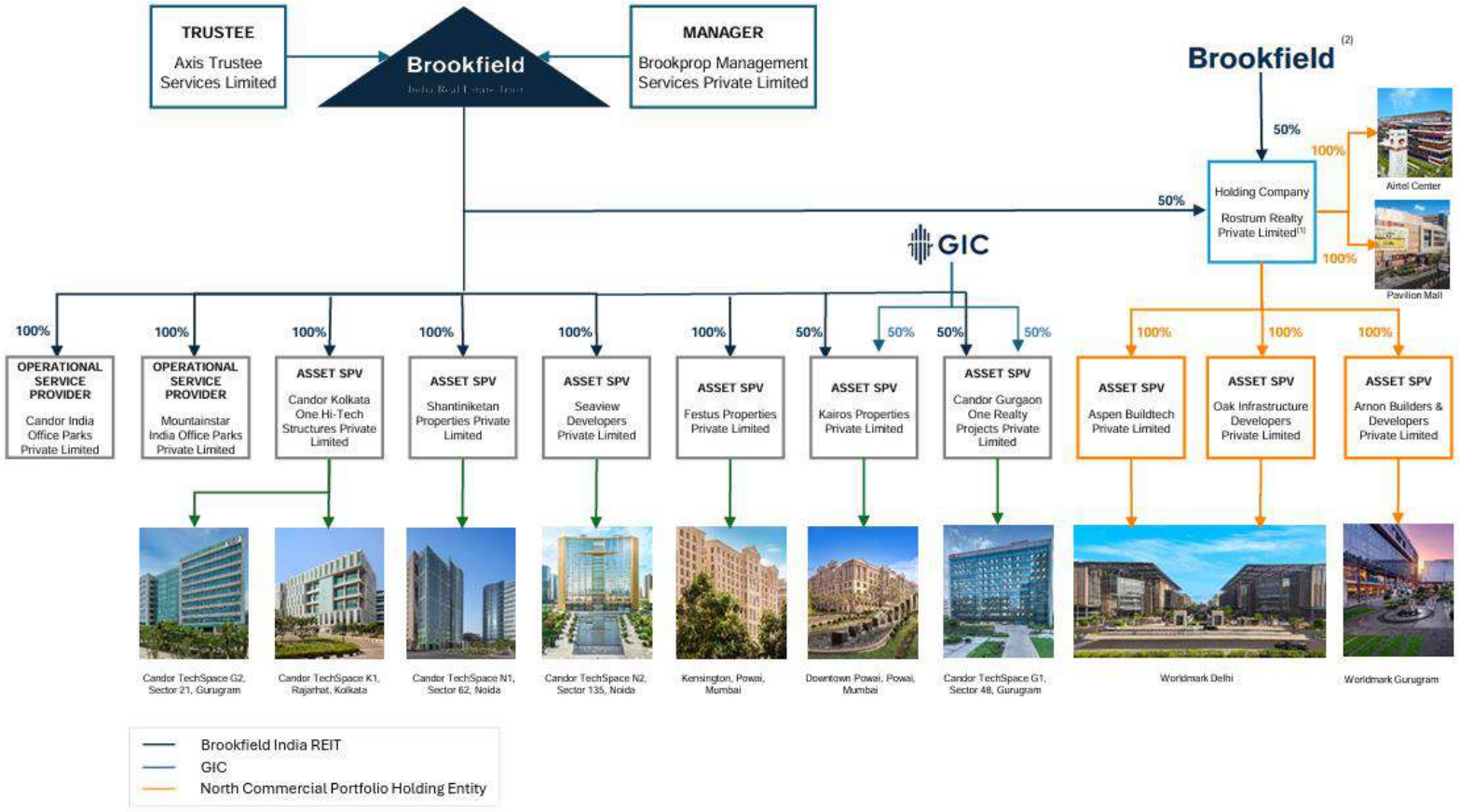
Annexure 1: Cash Flows

Completed Buildings

Particulars	Unit	Oct-25 Sep-26	Oct-26 Sep-27	Oct-27 Sep-28	Oct-28 Sep-29	Oct-29 Sep-30	Oct-30 Sep-31	Oct-31 Sep-32	Oct-32 Sep-33	Oct-33 Sep-34	Oct-34 Sep-35	Oct-35 Sep-36
OPERATING INCOME												
Lease Rentals	INR Million	218	268	293	305	317	328	347	371	384	391	430
O&M Income	INR Million	87	115	131	145	166	179	189	199	208	218	229
Other Income	INR Million	11	12	12	13	14	14	15	16	17	18	18
Total Income from occupancy	**INR Million**	**317**	**395**	**437**	**463**	**497**	**521**	**552**	**586**	**609**	**626**	**677**
OPERATING COSTS												
O&M Costs For Vacant Areas	INR Million	(12)	(9)	(2)	-	-	-	-	-	-	-	-
Property Taxes	INR Million	(22)	(23)	(24)	(25)	(26)	(28)	(29)	(30)	(32)	(33)	(35)
O&M Expense	INR Million	(102)	(112)	(125)	(132)	(138)	(145)	(152)	(160)	(168)	(176)	(185)
Payroll Expense	INR Million	(3)	(3)	(4)	(4)	(4)	(5)	(5)	(5)	(6)	(6)	(7)
Total Operating Costs	**INR Million**	**(139)**	**(147)**	**(154)**	**(161)**	**(169)**	**(177)**	**(186)**	**(196)**	**(206)**	**(216)**	**(227)**
Net operating Income	**INR Million**	**178**	**248**	**282**	**302**	**328**	**344**	**365**	**390**	**403**	**410**	**450**
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	5,142	
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(51)	
Total Net Income	**INR Million**	**178**	**248**	**282**	**302**	**328**	**344**	**365**	**390**	**403**	**5,500**	
Marketing Expenses	INR Million	(3)	(3)	(4)	-	-	-	-	-	-	-	
Maintenance Capex	INR Million	(11)	(11)	(12)	(13)	(13)	(14)	(15)	(15)	(16)	(17)	
Brokerage Expenses	INR Million	(6)	(4)	(4)	(7)	(4)	(2)	(1)	(1)	-	(10)	
Total construction costs	INR Million	(38)	(7)	-	-	-	-	-	-	-	-	
Net Cashflows	**INR Million**	**119**	**222**	**263**	**283**	**311**	**328**	**350**	**373**	**387**	**5,474**	

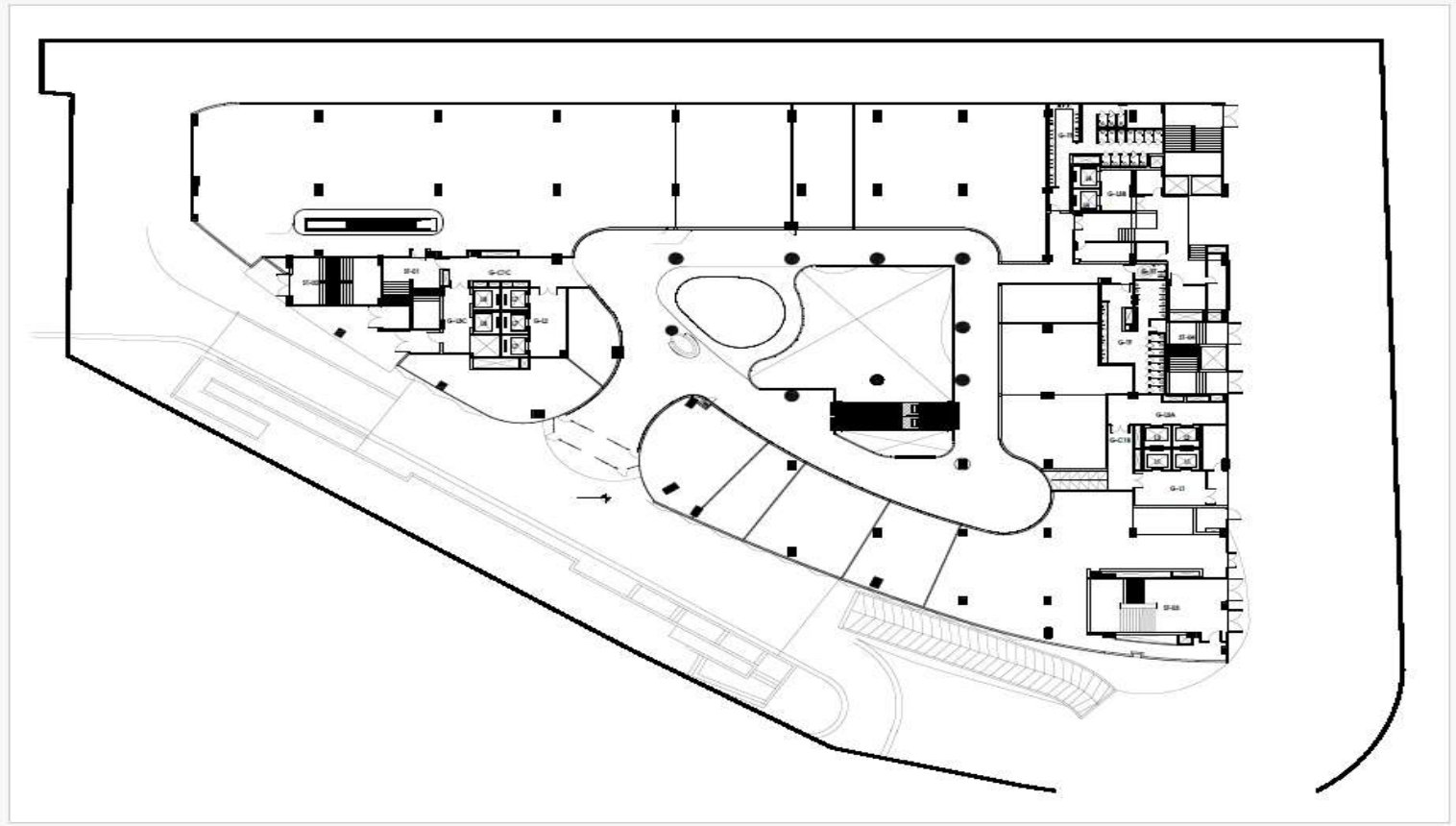
Note: We have arrived at the valuation of the Subject Property using the quarterly cash flows and reproduced the above-mentioned annual cashflows for representation purposes.

Annexure 2: Ownership Structure



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

Annexure 3: Site Layout



Source: As provided by Client

Annexure 4: Subject Property Photographs



External View of Subject Property



External View of Subject Property



Internal View of Subject Property



Internal View of Subject Property



View of Food Court



Internal View of Subject Property

Annexure 5: Statement of Key assets

Building	*No/Name*	*Pavilion Mall*
No. of DG Capacity	KVA	(3 X1500 KVA) (1X 750 KVA)
No. of Transformer/Capacity	KVA	(2X2250 KVA)
Chiller Rating	TR	(4*350 TR)
Cooling Tower		(3*375 TR)
FF Systems	KW/HP	Sprinkler Jockey 1*10 HP, 7.5 kw Hydrant Jockey 1*10 HP, 7.5 Kw Main Sprinkler pump 120 HP, 90 Kw Main Hydrant pump 120 HP, 90 Kw Fire Diesel pump 149 HP
Water pumping System	KW/HP	Treated water transfer pump 2 * 7.5 Kw Soft water transfer pump 2 * 7.5 Kw RO water Transfer Pump 2* 4 Kw STP - Softener OH 2* 7.5 Kw STP - Flushing Water OH 2*7.5 Kw
STP Rating	KLD	1* 250 KLD
Warmshell/Bareshell		Bareshell

Source: As provided by Client

Annexure 6: List of sanctions and approvals

List of one-time sanctions/ approvals which are obtained or pending:

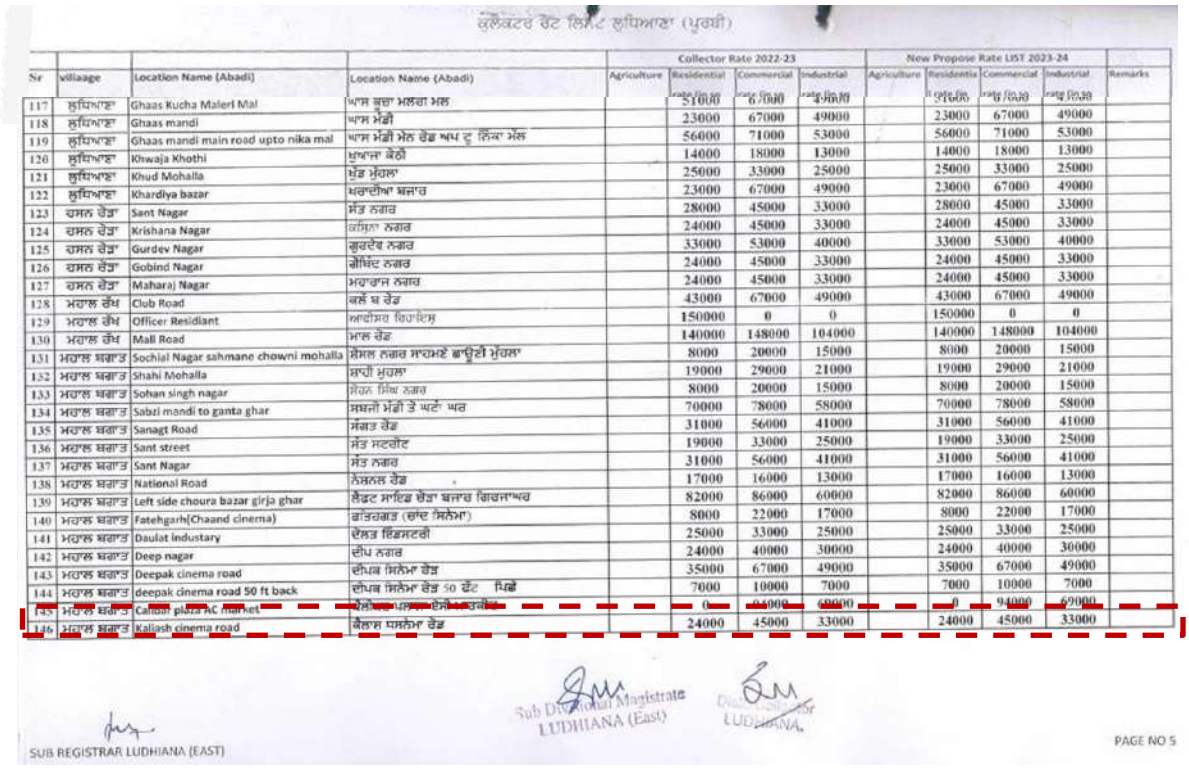
Approvals Received

a) Building Plan Approvals
b) Consent to Establish (CTE)
c) Environment Clearance Certificate
d) Height clearance NOC from AAI
e) Fire Scheme / Fire NOC
f) BOCW Registration
g) Occupancy Certificate for the entire constructed building
h) Consent to Operate (CTO) from Punjab Pollution control board.
i) DG, Transformer Noc – valid up to 24.10.25
j) CLRA Registration

Approvals Pending

a) Electrical (DG, TRF) NOC. Applied, Under Process.

Annexure 7: Ready Reckoner Rate for Land Area



ਕੁਲੈਕਟਰ ਰੇਟ ਲਿਸਟ ਲੁਧਿਆਣਾ (ਪੁਰਬੀ)

Sr	villaage	Location Name (Abadi)	Location Name (Abadi)	Collector Rate 2022-23				New Propose Rate LIST 2023-24				Remarks
				Agriculture	Residential rate/sq.mtr	Commercial rate/sq.mtr	Industrial rate/sq.mtr	Agriculture	Residential rate/sq.mtr	Commercial rate/sq.mtr	Industrial rate/sq.mtr	
117	ਲੁਧਿਆਣਾ	Ghaas Kucha Maleri Mal	ਘਾਸ ਕੁਚਾ ਮਲਰਾ ਮਲ		51000	67000	49000		23000	67000	49000	
118	ਲੁਧਿਆਣਾ	Ghaas mandi	ਘਾਸ ਮੰਡੀ		23000	67000	49000		23000	67000	49000	
119	ਲੁਧਿਆਣਾ	Ghaas mandi main road upto nika mal	ਘਾਸ ਮੰਡੀ ਮੇਨ ਰੋਡ ਅਪ ਟੂ ਨਿੱਕਾ ਮੱਲ		56000	71000	53000		56000	71000	53000	
120	ਲੁਧਿਆਣਾ	Khwaja Khothi	ਖੁਆਜਾ ਕੋਠੀ		14000	18000	13000		14000	18000	13000	
121	ਲੁਧਿਆਣਾ	Khud Mohalla	ਖੁੱਡ ਮੁੱਹਲਾ		25000	33000	25000		25000	33000	25000	
122	ਲੁਧਿਆਣਾ	Khardiya bazar	ਖਰਾਦੀਆ ਬਜਾਰ		23000	67000	49000		23000	67000	49000	
123	ਹਸਨ ਰੋਡ	Sant Nagar	ਸੰਤ ਨਗਰ		28000	45000	33000		28000	45000	33000	
124	ਹਸਨ ਰੋਡ	Krishana Nagar	ਕ੍ਰਿਸ਼ਨਾ ਨਗਰ		24000	45000	33000		24000	45000	33000	
125	ਹਸਨ ਰੋਡ	Gurdev Nagar	ਗੁਰਦੇਵ ਨਗਰ		33000	53000	40000		33000	53000	40000	
126	ਹਸਨ ਰੋਡ	Gobind Nagar	ਗੋਬਿੰਦ ਨਗਰ		24000	45000	33000		24000	45000	33000	
127	ਹਸਨ ਰੋਡ	Maharaj Nagar	ਮਹਾਰਾਜ ਨਗਰ		24000	45000	33000		24000	45000	33000	
128	ਮਹਾਲ ਰੋਖ	Club Road	ਕਲੱਬ ਰੋਡ		43000	67000	49000		43000	67000	49000	
129	ਮਹਾਲ ਰੋਖ	Officer Residiant	ਆਫੀਸਰ ਰਿਹਾਇਸ਼		150000	0	0		150000	0	0	
130	ਮਹਾਲ ਰੋਖ	Mall Road	ਮਾਲ ਰੋਡ		140000	148000	104000		140000	148000	104000	
131	ਮਹਾਲ ਬਗਾਤ	Sochial Nagar sahmane chowni mohalla	ਸੋਸਲ ਨਗਰ ਸਾਹਮਣੇ ਛਾਉਣੀ ਮੁੱਹਲਾ		8000	20000	15000		8000	20000	15000	
132	ਮਹਾਲ ਬਗਾਤ	Shahi Mohalla	ਸ਼ਾਹੀ ਮੁੱਹਲਾ		19000	29000	21000		19000	29000	21000	
133	ਮਹਾਲ ਬਗਾਤ	Sohan singh nagar	ਸੋਹਨ ਸਿੰਘ ਨਗਰ		8000	20000	15000		8000	20000	15000	
134	ਮਹਾਲ ਬਗਾਤ	Sabzi mandi to ganta ghar	ਸਬਜੀ ਮੰਡੀ ਤੋ ਘਟੇ ਘਰ		70000	78000	58000		70000	78000	58000	
135	ਮਹਾਲ ਬਗਾਤ	Sanagt Road	ਸੰਗਤ ਰੋਡ		31000	56000	41000		31000	56000	41000	
136	ਮਹਾਲ ਬਗਾਤ	Sant street	ਸੰਤ ਸਟਰੀਟ		19000	33000	25000		19000	33000	25000	
137	ਮਹਾਲ ਬਗਾਤ	Sant Nagar	ਸੰਤ ਨਗਰ		31000	56000	41000		31000	56000	41000	
138	ਮਹਾਲ ਬਗਾਤ	National Road	ਨੈਸਨਲ ਰੋਡ		17000	16000	13000		17000	16000	13000	
139	ਮਹਾਲ ਬਗਾਤ	Left side choura bazar girja ghar	ਲੈਫਟ ਸਾਇਡ ਚੌੜਾ ਬਜਾਰ ਗਿਰਜਾਘਰ		82000	86000	60000		82000	86000	60000	
140	ਮਹਾਲ ਬਗਾਤ	Fatehgarh(Chaand cinema)	ਫਤਿਹਗੜ (ਚਾਂਦ ਸਿਨੇਮਾ)		8000	22000	17000		8000	22000	17000	
141	ਮਹਾਲ ਬਗਾਤ	Daulat Industary	ਦੌਲਤ ਇੰਡਸਟਰੀ		25000	33000	25000		25000	33000	25000	
142	ਮਹਾਲ ਬਗਾਤ	Deep nagar	ਦੀਪ ਨਗਰ		24000	40000	30000		24000	40000	30000	
143	ਮਹਾਲ ਬਗਾਤ	Deepak cinema road	ਦੀਪਕ ਸਿਨੇਮਾ ਰੋਡ		35000	67000	49000		35000	67000	49000	
144	ਮਹਾਲ ਬਗਾਤ	deepak cinema road 50 ft back	ਦੀਪਕ ਸਿਨੇਮਾ ਰੋਡ 50 ਫੁੱਟ ਪਿਛੇ		7000	10000	7000		7000	10000	7000	
145	ਮਹਾਲ ਬਗਾਤ	Cantaar plaza AC market	[illegible]		0	94000	69000		0	94000	69000	
146	ਮਹਾਲ ਬਗਾਤ	Kaliash cinema road	ਕੈਲਾਸ਼ ਸਨੇਮਾ ਰੋਡ		24000	45000	33000		24000	45000	33000	

Sub Divisional Magistrate
LUDHIANA (East)

SUB REGISTRAR LUDHIANA (EAST)

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Source: https://ludhiana.nic.in/collector-rate-2023-24/

Annexure 8: Major Repairs Undertaken and Proposed in the Subject Property

As informed by Client, following major repairs / upgrades have been taken up in the past:

- Upgradation of chillers to enhance shopper experience during higher utilization periods by installing a new variable frequency drive for increased energy efficiency
- Installation of automated systems for efficient parking management; and
- Enhancement of lighting to improve customer experience

Annexure 9: Environmental Considerations

Source for Environmental considerations is as listed below:

- www.ndmagov.in

Annexure 10: Information Provided

Information provided by the client are as listed below:

1. Rent Role
2. Architects Certificate
3. Additional Information:
    - Capex Details
    - O&M Income and Expense
    - Payroll Expense
    - Property Tax details
    - Sales MIS
    - Marketing Expense

Annexure 11: Caveats & Limitations

1. The Valuation Report (hereafter referred to as the "Report") covers specific markets and situations that are highlighted in the Report based on readily available secondary market information and does not entail any comprehensive analysis of the market and the industry given the nature of the scope of the assignment.
2. The opinions expressed in the Report are subject to the limitations expressed below.
    a. The valuation method adopted is based on the Valuer's expertise and knowledge taking into account the generally available market information and considered to be relevant and reasonable at that point of time. The Report and the opinions therein do not constitute any recommendation to ***Brookfield India Real Estate Trust*** (or "the Client") or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and bases on which these opinions have been expressed and is not recommended as an input to any financial decision.
    b. It should be noted that the valuation is based upon the facts and evidence available at the time of conduct of the valuation and applicable on the date of valuation. It is therefore recommended that these valuations be periodically reviewed.
    c. Changes in socio-economic and political conditions could result in a substantially different situation than those presented herein. The Valuer assumes no responsibility for changes in such external conditions.
    d. The Valuer has relied on her own macro understanding of the market through readily available information in public domain. Hence, no direct link is sought to be established between the macro-level understandings on the market with the assumptions estimated for the analysis herein.
    e. The services provided is limited to valuation of the Subject Property primarily comprising Land and Building and any part thereof and does not constitute any audit, survey, due diligence, tax related services or an independent validation of the projections. Accordingly, no opinion has been expressed on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated and should not be used for any other purpose.
    f. While the information included in the Report is accurate and reliable to the best of the knowledge of the Valuer, no representations, or warranties, expressed or implied, as to the completeness of such information is being made. The Valuer shall not undertake any obligation to update or supplement any information contained in the Report save as provided for in the Agreement.
    g. Apart from the sources already mentioned in the report, the Valuer has relied on readily available public information for the purpose of preparing this report.
3. The Report reflects matters as they currently exist. Any changes thereon may materially affect the information contained in the Report.
4. All assumptions made in order to determine the valuation of the Subject Property is based on information or opinions as current. In the course of the analysis, the Valuer has relied on information or opinions, both written and verbal, as obtained from the Clients as well as from third parties provided with, including limited

information on the market, financial and operating data, which has been accepted as accurate in bona-fide belief. No responsibility is assumed for technical or specialised information furnished by the third-party organizations, and this is on a bona-fide basis, believed to be reliable.

5. No investigation of the title of the assets has been made and owners' claims to the assets is assumed to be valid unless anything contrary is mentioned in the main report. No consideration is given to liens or encumbrances, which may be against the assets. Therefore, no responsibility is assumed for matters of a legal nature.
6. The Valuer's total aggregate liability to the Client including that of any third-party claims, in contract, tort including negligence or breach of statutory duty, misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the services is limited to an aggregate sum agreed in the LoE. The Valuer shall not be liable for any pure economic loss, loss of profit, loss of business, depletion of goodwill, in each case whether direct or indirect or consequential or any claims for consequential loss compensation whatsoever which, arise out of or in connection with services provided under this engagement.
7. The Client including its agents, affiliates, and employees, must not use, reproduce, or divulge to any third party any information it receives from the Valuer for any purpose.
8. This engagement shall be governed by and construed in accordance with Indian laws and any dispute arising out of or in connection with the engagement, including the interpretation thereof, shall be submitted to the exclusive jurisdiction of courts in New Delhi.