

Brookfield
Properties

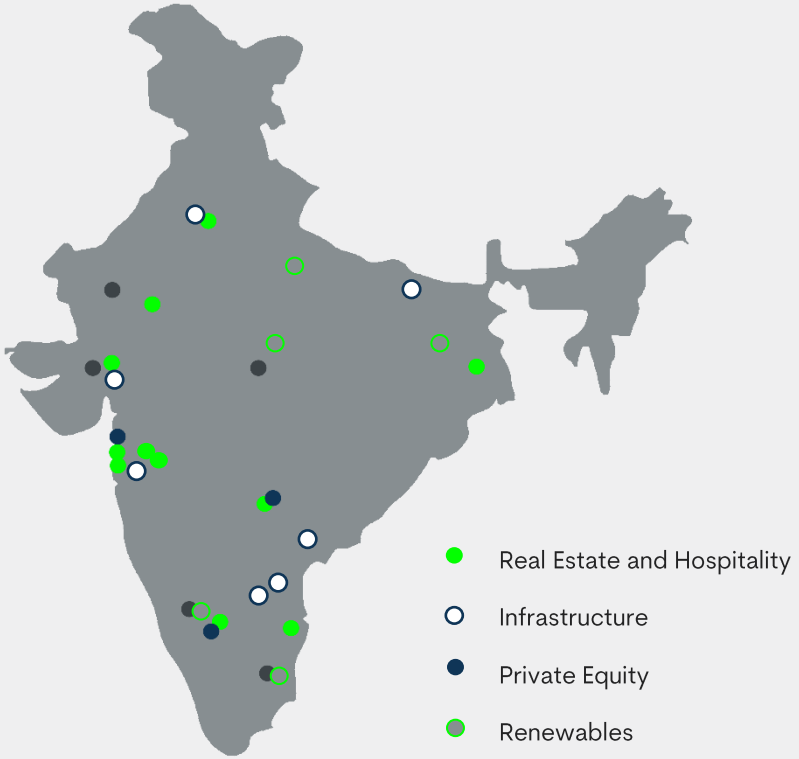
Redefining Workplace Experiences

Baytown | Kolkata

2026

$30B+

Assets under management



$12B	$12B	$3B+	$3B
REAL ESTATE	INFRASTRUCTURE	PRIVATE EQUITY	RENEWABLES

Brookfield India

Pioneers of long-term growth, global reach with local knowledge

Brookfield Properties

61.3M SF portfolio across 10 cities in India

COWRKS

Premium coworking spaces.
Ready to move in flexible offices.
Luxury office suites.
45 centers.
26,500+ desks in **8** cities

THE LEELA

Hospitality advantage of the Leela hotels, palaces and resorts.
12 hotels owned / managed.
3,400+ keys

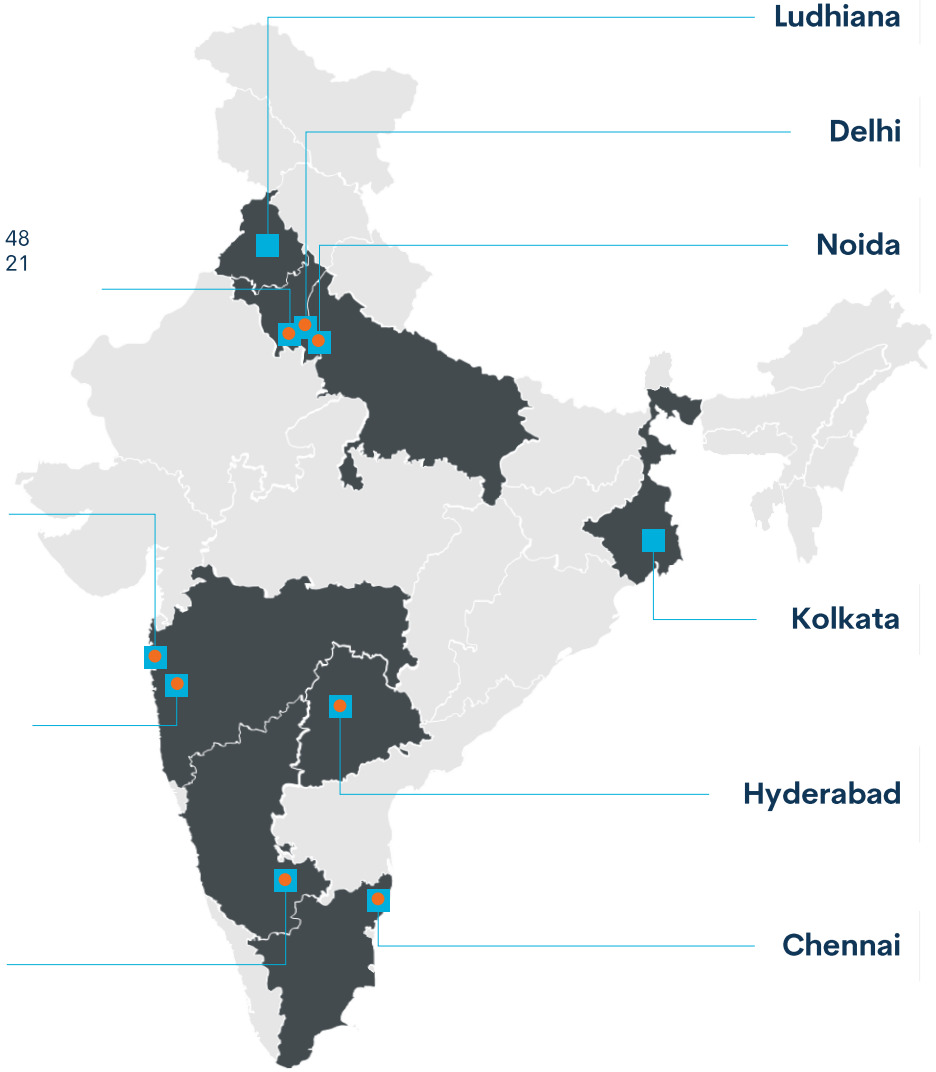
Brookfield Properties | Our India real estate footprint

Gurugram
Candor TechSpace, Sector 48
Candor TechSpace, Sector 21
Worldmark
Airtel Center
COWRKS | 3 centers

Mumbai
Downtown Powai
Equinox*
Floors in Godrej BKC
Waterstones (UD)
C80 (UD)
COWRKS | 9 centers

Pune
45Icon
Bluegrass Business Park
Bluegrass (Tower 2)
COWRKS | 4 centers

Bengaluru
Azure
BCIT*
Centennial
Ecospace
Ecoworld
Galleria
Northstar
NXT
COWRKS | 17 centers



Ludhiana
Pavilion Mall

Delhi
Worldmark
COWRKS | 4 centers

Noida
Candor TechSpace, Sector 135
Candor TechSpace, Sector 62
COWRKS | 2 center

Kolkata
Candor TechSpace, Newtown
Baytown (UD)

Hyderabad
Raidurg (UD)
Aquila*
COWRKS | 1 center

Chennai
Millenia Business Park
COWRKS | 4 centers

City presence UD *Under development* *COWRKS centers* * *GIC owned assets*

As on June, 2026

28 Assets

10 Cities

61.3 *million sq. ft.* Total area

$12B Gross asset value

400+ Diverse tenants

45 COWRKS centers

26K+ Total desks (COWRKS)

Experience a new way to work

CANDOR TECHSPACE, NEWTOWN, KOLKATA



01 Asset overview



02 Workplace offering



03 Construction update



04 Elevating everyday experiences



Asset overview

Baytown

Kolkata



626K SF
Mixed use development

430K SF
Grade A – commercial offices

196K SF
Retail spaces

Strategic positioning with excellent connectivity

Candor TechSpace

Operational Metro Line & Stations

Nearest Station

Sector V | 15 mins | 7 kms

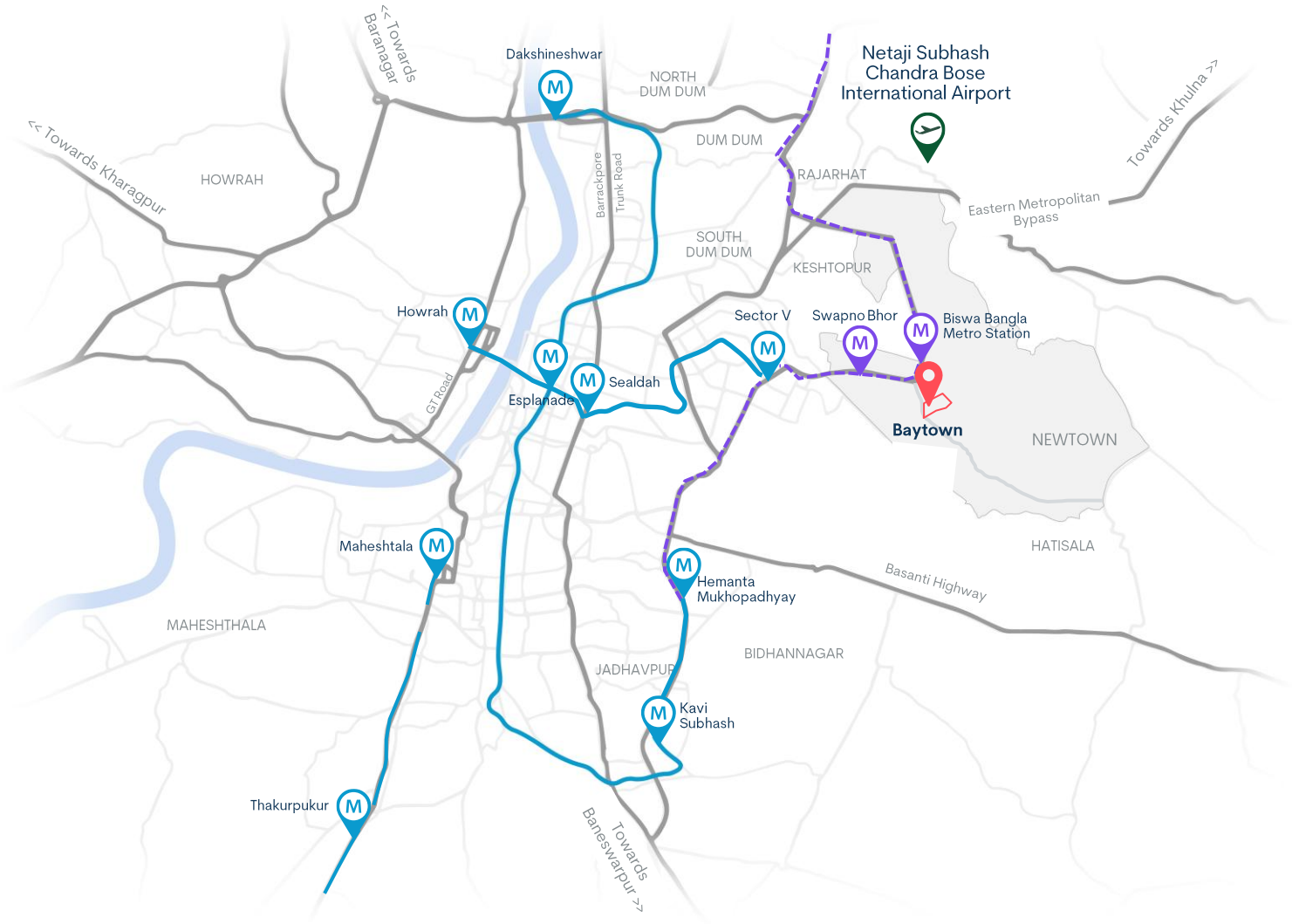
Upcoming Metro Line & Stations

Nearest Station

Biswa Bangla | 5 mins | 1.8 kms

International Airport

~ 30 mins | 11 kms



Map not to scale

Preferred destination for leading corporates

Residential Societies

>10,000 dwelling units in the radius of 4 km

Malls

citycentre New Town | Axis Where Kolkata revolves | citycentre Salt Lake

Premium Hotels

Fairfield by Marriott | Novotel Hotel & Residences Kolkata | The Westin Hotels & Resorts

Hospitals

Tata Medical Center | CNCI | Ohio Hospital



East India's new-age business destination

Baytown extends an experience like no other

- Excellent connectivity and proximity to social infrastructure
- Excellent frontage with prominent visibility (of >800 ft.) at a pivotal intersection of two major roads
- Grade A commercial offices and retail spaces
- Premium retail and entertainment destination with mini-anchor, supermarkets, food and beverage
- The development has been designed with a focus on sustainability
- The central atrium creates a magnificent and expansive interior
- Dedicated entry and exit points
- Rooftop sit-out areas and landscaped pathways
- Universally accessible campus

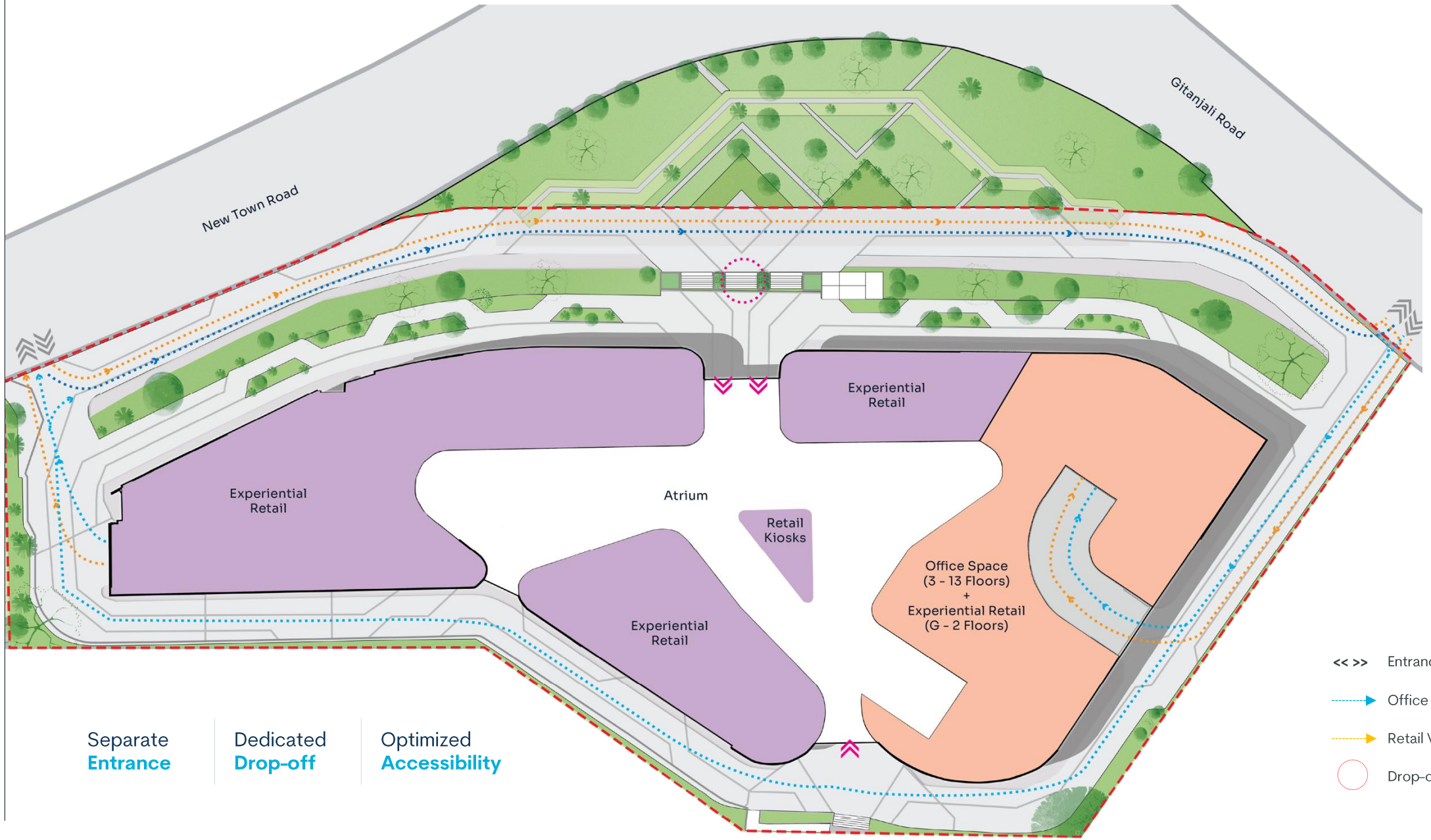
Part of 48.4-acre integrated ecosystem



Marquee tenants in the integrated campus

accenture · ADA SOFTWARE · Capgemini · INDORAMA · TECH mahindra · Cognizant · II Global · CODECLOUDS · TATA CONSULTANCY SERVICES · GOODWORK LABS · CONCENTRIX · HDFC BANK · RSM · Seamless

Efficient design for enhanced accessibility

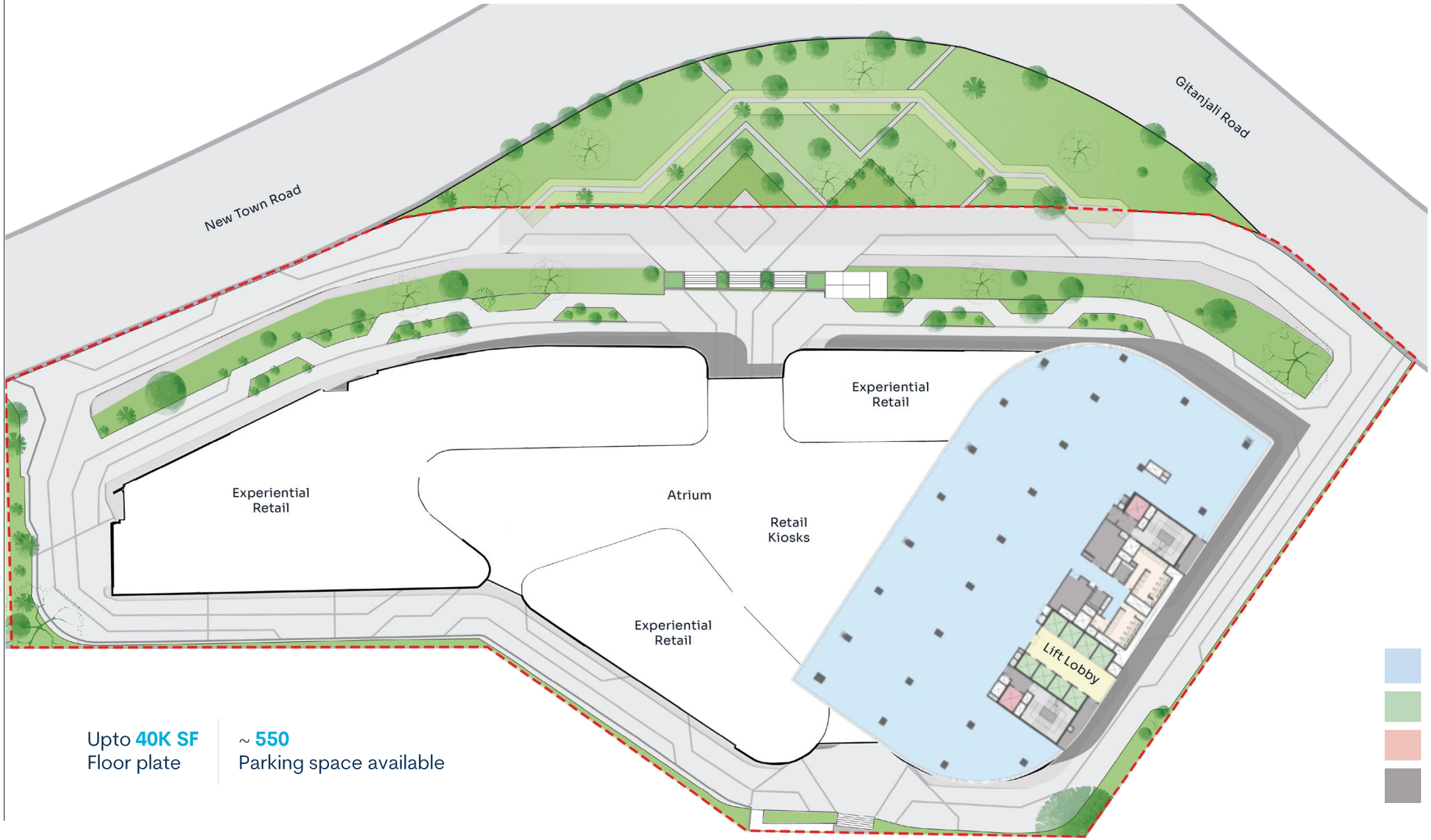


Separate **Entrance**

Dedicated **Drop-off**

Optimized **Accessibility**

Typical floor layout



Upto **40K SF**
Floor plate

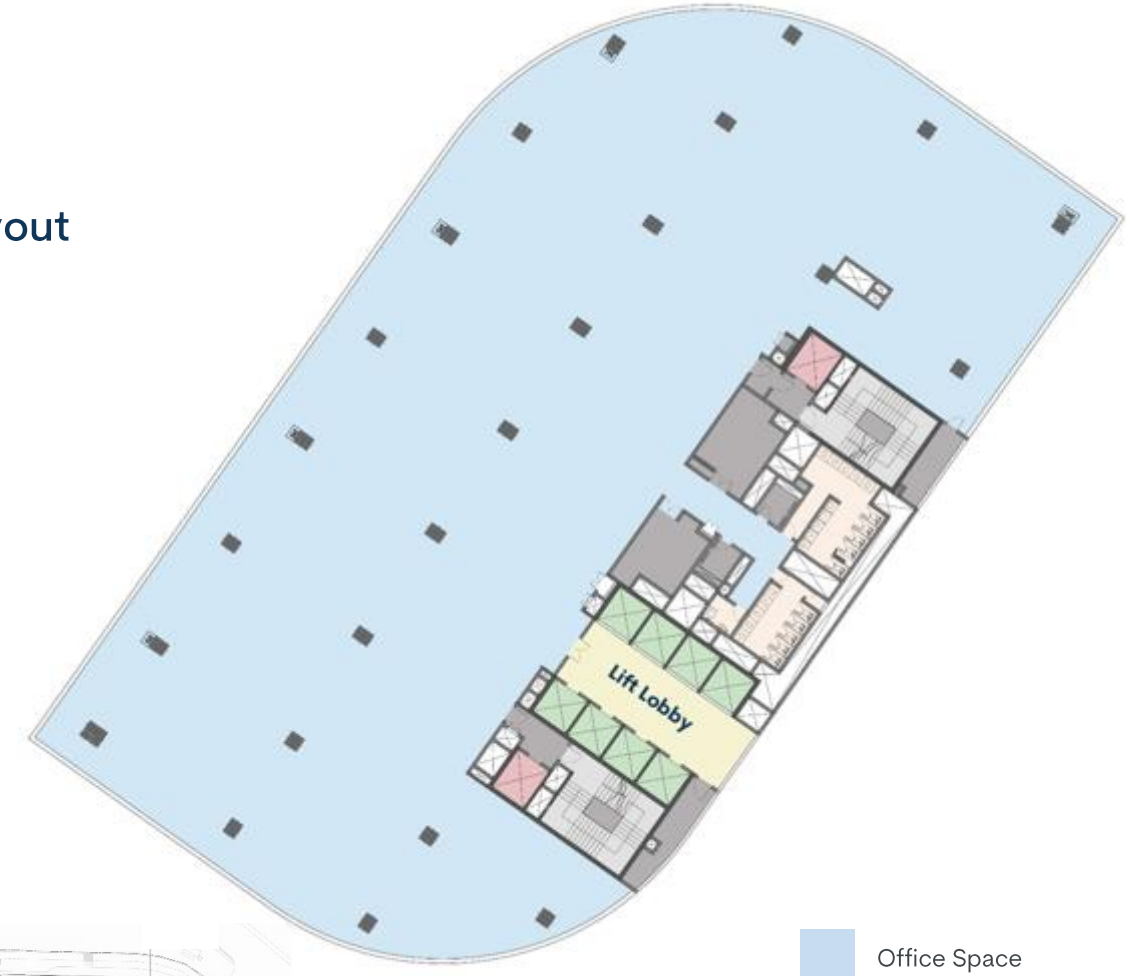
~ **550**
Parking space available

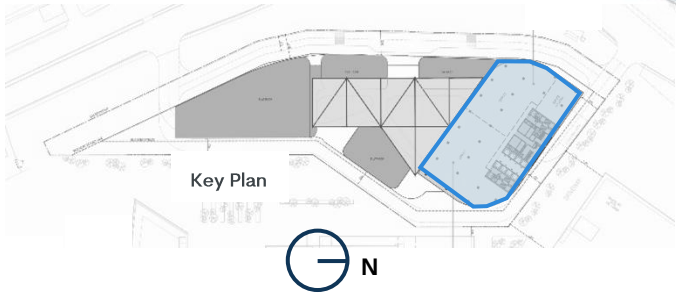
Office Tower | Stack plan



13th Floor
12th Floor
11th Floor
10th Floor
9th Floor
8th Floor
7th Floor
6th Floor
5th Floor
4th Floor
3rd Floor
2nd Floor
1st Floor
Ground Floor

Typical floor layout





- Office Space
- Passenger Lift
- Service Lift
- Lobby and services

Workspace offerings



Actual on-site image



Warm Shell
Office space

Fitted-out
Office space

Plug and Play
Solutions



Bare shell office floor

Visual representation only



Office lobby



Lift lobby (2nd floor)

Office tower



View from Candor TechSpace side





Construction Updates

Actual on-site image

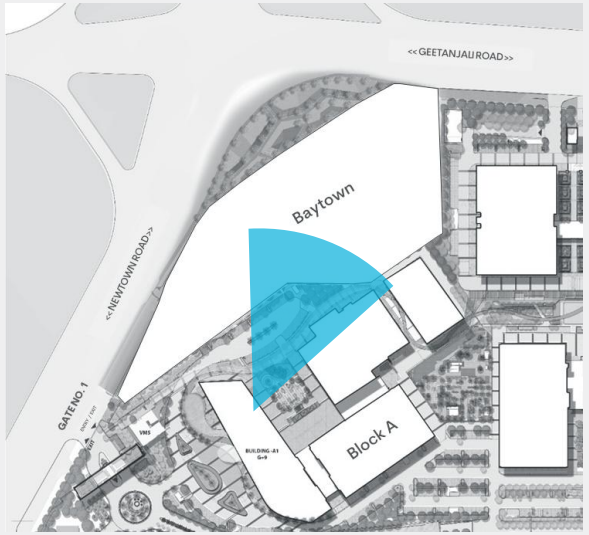
Completion by Dec' 2026

View from Candor TechSpace, Newtown, Kolkata



* *Captured on May 30*

Viewing angle



Completion by Dec' 2026

View from Geetanjali Road



* *Captured on May 30*

Viewing angle





Elevating everyday experiences

Actual on-site image

Sustainability first, always

100% landscape designed with efficient irrigation

100% low flow fixtures

100% segregation, storage and responsible disposal of post-occupancy waste

52% Reduction in water consumption (from IGBC baseline)

21% reduction in energy consumption (from IGBC baseline)

100% electricity sourced through renewable supply*

85% construction waste diverted from landfill

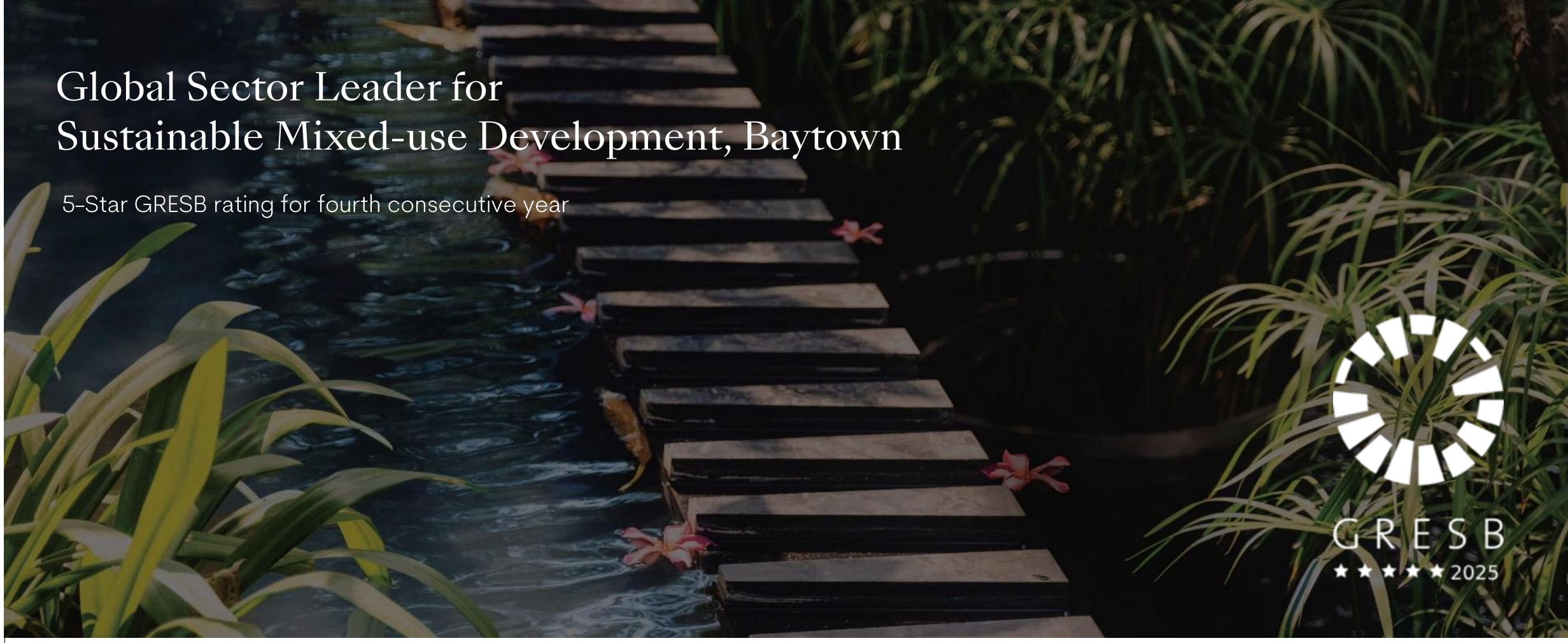
100% organic waste treated on-site



*Disclaimer: These are planned steps/milestones/features | *Through green tariff*

Global Sector Leader for Sustainable Mixed-use Development, Baytown

5-Star GRESB rating for fourth consecutive year



100/100
In development

94/100
In standing investments

Net Zero
By 2040 or sooner

100%
On Renewable Power by 2027 across the portfolio

Making our planet a priority

Sustainability features at Candor TechSpace, Newtown, Kolkata

High-SRI treatment to mitigate heat island effect

>50% of the regularly occupied spaces **daylit**

High-performance **Grade-A** specifications

~30% reduced energy consumption from standard baseline

EV charging facilities

Rainwater harvesting and groundwater recharge system

On-site wastewater treatment and re-use for non-domestic purposes

Waste management and organic waste treatment systems

Low-flow fixtures for reduced water consumption



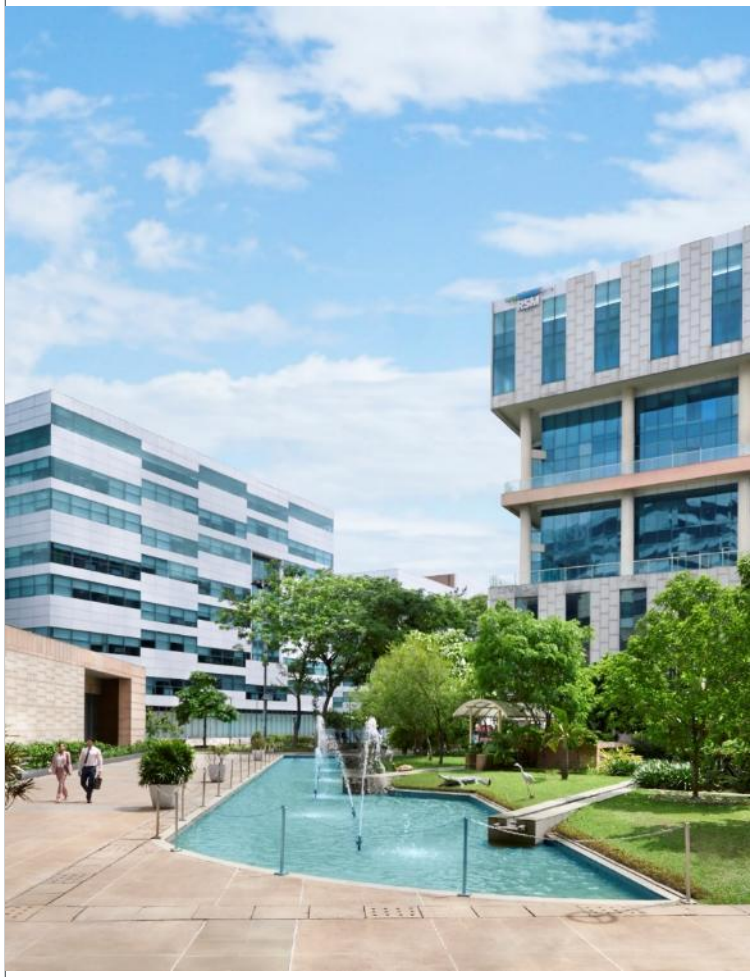
BUILDING THE FUTURE WITH A 100% GREEN-POWERED WORKPLACE.

Candor TechSpace is

Net Zero Energy Certified

An experience like no other

People-scaped Campus



Leisure Walk-ways



Central Spine

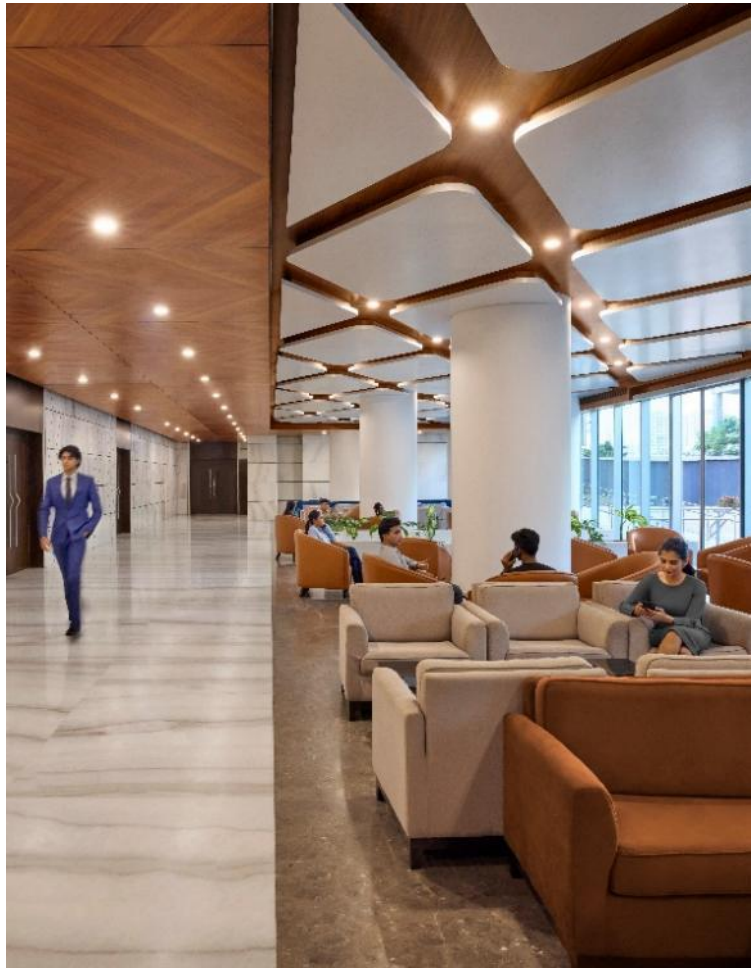


An experience like no other

Interactive, outdoor spaces



Spaces to connect and collaborate



Experiences that are exciting and inspiring



The confluence of work and play

Creating a vibrant and valued environment for the people that goes beyond 9-5

Curated food and beverages



Banquet hall



Spaces designed for health and wellness

Health club and Gymnasium



Sports ground



Swimming Pool



An array of other amenities

- Pharmacy
- Banking
- Convenience retail outlets
- F&B Options
- Crech
- Healthcare
- Transport

Upscale retail

Curated ecosystem for elevated F&B experience





Converge | Integrated campus experience engine

Converge is Brookfield Properties' dedicated tech, hospitality, and F&B arm – a unified, tech-enabled experience platform that connects every touchpoint across our campuses, powered by the expertise of COWRKS

Convenience

Cutting-edge technology to simplify the campus experience

- Parking management
- Visitor management
- Concierge services

Amenities and services

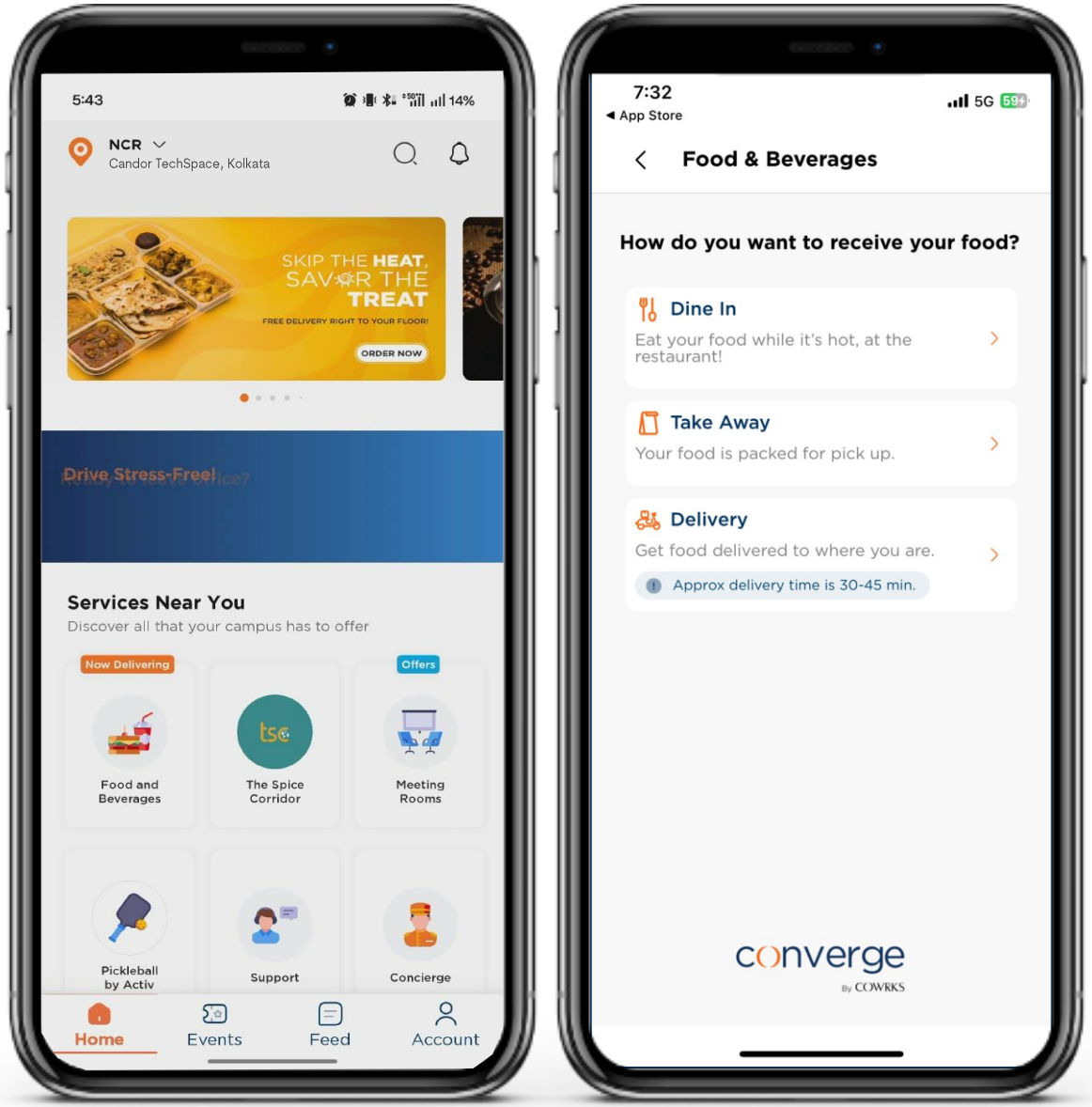
All amenities and services aggregated into a single window

- Food ordering
- Meeting room booking
- Amenities booking

Community

Making your employees feel like an integral part of the campus

- Important updates
- Placemaking experiences
- Upcoming events





Thank you