

Brookfield to acquire Industrial and Logistics Portfolio from ESR

Commits INR 4,300 crore towards maiden foray into India's industrials and logistics space

Acquires 10.5 million square feet pan-India portfolio across six metro clusters

MUMBAI, 7 October 2026 – Brookfield today announced the acquisition of 100% interest in a 10.5 million square feet portfolio from ESR India, marking its foray into industrial and logistics real estate in India. As part of the transaction, Brookfield has committed INR 4,300 crore (US\$450 million) towards the acquisition and the future development of the portfolio, with ESR continuing to manage the properties for the near term.

Spread across approximately 400 acres in six metro clusters, the portfolio includes eight Grade A parks, serving major gateway cities including Mumbai, Pune, Delhi NCR, Chennai and Kolkata. Developed and managed by ESR, the assets are situated along industrial and freight corridors strategically located close to key manufacturing and warehousing hubs, providing access to established consumption centres and logistics catchments.

The operating portfolio is approximately 98% leased and serves a diversified mix of leading logistics and industrial occupiers. The portfolio accommodates a range of uses, including light manufacturing facilities, fulfilment centers and warehouses, providing Brookfield with immediate scale across some of India's leading industrial and logistics markets.

Ankur Gupta, Deputy Chief Investment Officer and Head of Asia Pacific and Middle East, Real Estate at Brookfield, said, "Our market-leading presence across India's office and hospitality sectors provides a strong foundation to deepen our real estate footprint and expand into the logistics and industrial sector. As India's integration into global supply chains accelerates, high-quality logistics infrastructure will enhance the country's logistics capabilities and cost competitiveness. We remain well-positioned to partner with governments, global institutions and corporations to deliver solutions at scale, strengthening supply chains, enhancing connectivity, providing accommodation solutions for industrial workforce and supporting the country's economic ambitions."

Abhijit Malkani, Chief Executive Officer, India at ESR, said, "This transaction reflects the quality of the portfolio ESR has built and the strong institutional demand for modern logistics assets in India. Brookfield's acquisition of the portfolio underscores the value created through ESR's integrated platform and the strength of our logistics business in India. ESR will continue to manage the portfolio, providing continuity for customers while supporting its next phase of growth. This successful realisation for our capital partners reinforces our conviction in the country's long-term

growth prospects, supported by strong economic fundamentals, an expanding manufacturing base and its growing role as a global supply chain hub.”

India’s logistics and industrial sector continues to benefit from long-term structural drivers, including investments in highways, dedicated freight corridors and the build-out of infrastructure, improving connectivity and supply chain efficiency. Rising consumption, increasing e-commerce penetration and initiatives supporting domestic manufacturing continue to underpin demand for modern, strategically located logistics and industrial facilities across key markets.

The acquisition builds on the relationship between Brookfield and ESR across Asia Pacific. The transaction further demonstrates the strength of ESR’s integrated development and fund management platform and its ability to create and manage institutional-quality logistics infrastructure at scale.

Brookfield is a leading owner and operator of high-quality real estate assets in India, with a portfolio of over \$13 billion across office and hospitality, including Brookfield India Real Estate Trust, India’s only institutionally managed REIT, and the Leela Palaces Hotels and Resorts Limited. Brookfield is one of the largest foreign investors in the country with approximately \$33 billion of assets under management across infrastructure, energy, private equity, real estate, and credit.

###

About Brookfield

Brookfield is a leading global investment firm with more than \$1 trillion in assets under management that owns and operates real assets and essential service businesses that form the backbone of the global economy. We invest on behalf of institutions and individuals around the world across infrastructure, energy, private equity, real estate, and credit—sectors critical to supporting economic growth and productivity. With a heritage spanning more than a century and operations in over 30 countries, we deploy long-term, patient capital to build the foundational assets and businesses that power a more connected, resilient, and sustainable future—seeking to build long-term wealth for our clients while delivering strong risk-adjusted returns for our shareholders. For more information, please visit our website at www.brookfield.com

About ESR

ESR is a leading Asia-Pacific real asset owner and manager focused on logistics real estate, data centres and infrastructure that power the digital economy and supply chain for investors, customers, and communities. Through our fully integrated real asset fund management and development platform, we strive to create value and growth opportunities for our global portfolio of investors. We offer our customers modern space solutions to realise their ambitions across Australia and New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India,

including a presence in Europe. Our purpose, Space and Investment Solutions for a Sustainable Future, drives us to manage sustainably and impactfully for the communities we serve to thrive for generations to come. Visit www.esr.com for more information.

Media Contacts

Brookfield

Shveta Singh

Tel: +91 9004287034

Email: shveta.singh@brookfield.com

ESR

Tulip Mukherji, Senior Manager – Marketing

Email: tulip.mukherji@esr.com

Genevieve Chow, Group Head of Communications

Email: media@esr.com