



PORTFOLIO INSIGHT • ASSET FOCUS

ECOWORLD BENGALURU

Outer Ring Road, Bengaluru | Brookfield Properties | Established 2016

48 Acres

CAMPUS AREA

7.7M Sq Ft

TOTAL LEASABLE SPACE

15 Blocks

GRADE A BUILDINGS

94%

COMMITTED OCCUPANCY

1. MARKET LEADERSHIP & GCC SCALE

In an era where Global Capability Centers (GCCs) are redefining enterprise operations in India, workplace ecosystems must transcend conventional office real estate. Brookfield Properties' Ecoworld Bengaluru stands as India's premier integrated commercial office campus, engineered explicitly to support operational scalability for multinational occupiers.

Featuring expansive, highly efficient floor plates ranging from **25,000 to 66,000 square feet** across 15 completed premium blocks, the campus acts as the corporate anchor for the world's most sophisticated brands, counting **Honeywell, Morgan Stanley, Shell, KPMG, Deloitte, State Street, Standard Chartered, and Cadence** among its key occupiers.

The institutional infrastructure ensures seamless enterprise-grade execution through advanced biometric identity architecture, continuous perimeter CCTV monitoring, on-campus child-care centers, corporate banking hubs, EV charging infrastructure, and smart medical desks.

2. FINANCIAL PERFORMANCE & IMPACT

Beyond its infrastructure excellence, Ecoworld's immense scale serves as a financial multiplier. It represents the single largest asset within the Brookfield India REIT portfolio, single-handedly accounting for **32% of its Consolidated Gross Asset Value (GAV)**.

The asset maintains exceptional operational fundamentals, demonstrating an **In-Place Rent of ₹105 PSF/month** and a highly stable **Weighted Average Lease Expiry (WALE) of 6.1 years**. Organic asset growth potential remains secure with an additional 0.1 MSF development pipeline.

Demonstrating robust organic leasing velocity, the asset finalized a major **224,000 Sq Ft lease renewal** with a leading Global Financial Firm (GFF) in Q4 FY2026, securing a **9% re-leasing spread** over a locked-in 10-year term. Brookfield India REIT retains 100% operational board control and a dominant 87% economic interest in the asset.

3. INTEGRATED PRODUCTIVITY FLYWHEEL

THE BAY

Premium retail, lifestyle galleries, and a highly diversified corporate dining hub.

THE KITCHEN

Six curated, open-air alfresco fine-dining culinary experiences.

ACTIV CENTER

Full-scale wellness ecosystem with an infinity pool, tennis & squash courts, and outdoor gyms.

CULTURE & ART

Integrated amphitheatres and collaborative art spaces designed for community interaction.

4. ENVIRONMENTAL ENGINEERING EXCELLENCE (ESG)

- **Net Zero Waste Framework:** Asia's first business park to achieve Net Zero Waste certification under the LEED ARC platform.

- **Resource Harvesting:** Fully automated, climate-synchronized rainwater harvesting and drip-irrigated landscaping.

- **Water Stewardship:** True Zero Water Discharge operations powered by advanced ultra-filtration sewage plants.

- **AIRE Structure:** Features the iconic sustainable living vertical art installation that naturally purifies micro-climate air.