

## Press Release

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### **BROOKFIELD INDIA REAL ESTATE TRUST REPORTS Q1 FY2026 FINANCIAL RESULTS**

Brookfield India Real Estate Trust (Tickers: BSE: 543261, NSE: BIRET) (“BIRET”), India’s only 100% institutionally managed office REIT, today announced its financial results for the quarter ended June 30, 2025.

*“The fiscal year began on a strong note with healthy leasing momentum, robust occupancy levels, and continued growth in distributions. Operating performance remains resilient, underpinned by steady demand for our high-quality assets across key gateway markets, with healthy re-leasing spreads of 22%, and a committed occupancy of 89%. We expect to grow occupancy to more than 95%, driving ~13% growth in NOI and ~22% growth in distribution over the current quarter. Our proposed fundraise of Rs 10 billion through preferential issue will further strengthen our ability to pursue large growth opportunities.”* said **Alok Aggarwal, Chief Executive Officer and Managing Director, Brookfield India Real Estate Trust.**

#### **KEY HIGHLIGHTS: Q1 FY2026**

##### **Leasing**

- Achieved gross leasing of 651,000 sf, with an average re-leasing spread of 22%
- Committed occupancy increased to 89%, improving ~9% over the last 18 months since the notification of SEZ reforms, and delivering 4.6 million square feet of gross leasing across all property segments (SEZ, non-processing areas, IT / commercial).

##### **Financial Performance**

- Income from Operating Lease Rentals grew by 9% YoY to Rs. 4,583 million (from Rs. 4,203 million in Q1 FY2025)
- Net Operating Income (NOI) grew by 13% YoY to Rs 4,986 million (from Rs 4,399 million in Q1 FY 2025)
- Announced distributions of Rs. 5.25 per unit (Rs 3,190 million), an increase of 17% YoY from Q1 FY2025

# Brookfield

India Real Estate Trust

## Capital Raise

- Board of the manager has approved (subject to unitholder approval) a preferential issue of Rs 10 billion to a mix of investors including corporate treasuries, family offices and high net-worth individuals.
- This fund raise, combined with the Rs 35 billion raised in December 2024, will strengthen our capacity to pursue large growth opportunities.

## Outlook

- Conversations underway with the sponsor group for potential acquisition of dominant grade A properties across Bangalore and Chennai
- With dual AAA credit rating and 88% of borrowings being repo-linked, Brookfield India REIT is well positioned to benefit from lower interest rate environment. While 35 bps rate cut on borrowings has already been achieved, another 55 bps rate cut will be transmitted fully in Q2 FY2026.
- Further embedded growth from lease-up of vacant areas, market-to-market realizations, and contractual escalations are expected to contribute to higher net operating income and distributions in the coming quarters

## ABOUT BROOKFIELD INDIA REAL ESTATE TRUST

Brookfield India REIT is India's only 100% institutionally managed office REIT, managing 10 Grade A assets located in key gateway markets of India - Delhi, Mumbai, Gurugram, Noida, Kolkata. The Brookfield India REIT portfolio consists of 29.0M sf of total leasable area, comprising 24.5M sf of operating area, 0.6M sf of under construction area and 3.9M sf of future development potential. Brookfield India REIT is sponsored by an affiliate of Brookfield whose asset management business is one of the world's leading alternative asset managers with over US\$1 trillion of assets under management across real estate, infrastructure, renewable power, private equity and credit strategies and a global presence across more than thirty countries. The quality of assets owned by Brookfield India REIT, together with the sponsor group's expertise in owning and operating assets over several years, makes it the preferred "landlord of choice" for tenants.

## CONTACT DETAILS

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