

November 09, 2022

BSE Ltd.

Corporate Relationship Department,
1st Floor, New Trading Ring,
Rotunda Building, P J Towers,
Dalal Street, Fort, Mumbai – 400 001
corp.relations@bseindia.com

SCRIP CODE: 543261**SCRIP ID: BIRET****National Stock Exchange of India Ltd.**

Exchange Plaza, 5th Floor,
Plot no. C/1, G Block
Bandra-Kurla Complex, Bandra(E),
Mumbai-400051
cmclist@nse.co.in

SYMBOL: BIRET

Subject: Intimation of newspaper advertisement for financial results for the quarter and half year ended September 30, 2022

Dear Sir/Ma'am,

Please find enclosed copy of the newspaper advertisements published in **The Economic Times** (Editions –Ahmedabad, Bengaluru, Mumbai, Kolkata, Chandigarh, New Delhi, Hyderabad, Jaipur, Lucknow, Chennai, Pune) and **Business Line – Hindu** (Editions – Bengaluru, Mumbai, Kolkata, Kozhikode, Kochi, Coimbatore, New Delhi, Hubli, Hyderabad, Chennai, Madurai, Mangalore, Tirupati, Thiruvananthapuram, Tiruchirappalli, Vijayawada, Visakhapatnam) on November 09, 2022 in respect of the condensed consolidated financial statements for the quarter and half year ended September 30, 2022 of Brookfield India Real Estate Trust.

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
Company Secretary & Compliance Officer
CC:**

Axis Trustee Services Limited
Axis House, Bombay Dyeing Mills Compound
Pandurang Budhkar Marg, Worli
Mumbai 400 025, Maharashtra, India

BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)

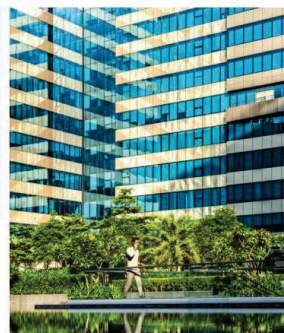
Registered Office: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Correspondence Address: Candor TechSpace, IT/ITES SEZ, Tower 5A, Tikri, Sector 48, Gurugram

T: 0124-3821400; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865

Committed to creating collaborative, sustainable and vibrant communities.



Sector Leader for Sustainable Office Development in Asia

5-star rating by GRESB in first year of submission

LEASING SUCCESS

0.6 MSF + 0.1 MSF of Expansion Options

ADJUSTED NOI

₹4.759 Million (+43% YoY) in H1 FY2023

EFFECTIVE ECONOMIC OCCUPANCY

89% (as on September 30, 2022)

INCREASE IN ADJUSTED NOI RUN RATE

9% in H1 FY2023

DISTRIBUTION PER UNIT

₹10.20 in H1 FY2023

LOAN TO VALUE

31% - Strong balance sheet with ample liquidity

Financial results for the quarter and half year ended September 30, 2022

PART I: Condensed Consolidated Statement of Profit and Loss

Particulars	₹ in Millions					
	For the quarter ended 30 September 2022 (Unaudited)	For the quarter ended 30 June 2022 (Unaudited)	For the quarter ended 30 September 2021 (Unaudited)	For the half year ended 30 September 2022 (Unaudited)	For the half year ended 30 September 2021 (Unaudited)	For the year ended 31 March 2022 (Audited)
Income and gains						
Revenue from operations	3,036.02	2,910.40	2,117.08	5,946.42	4,307.89	8,767.91
Other income	80.40	97.29	30.93	177.69	66.87	224.23
Total income	3,116.42	3,007.69	2,148.01	6,124.11	4,374.76	8,992.14
Expenses and losses						
Cost of material consumed	11.32	7.03	4.72	18.35	13.60	24.02
Employee benefits expenses	80.00	84.05	52.46	164.05	103.54	196.85
Finance costs	1,082.08	958.61	425.47	2,040.69	844.61	2,080.69
Depreciation and amortization expenses	637.57	690.98	471.13	1,328.55	927.28	2,084.77
Investment management fees	20.26	20.32	24.92	40.58	45.91	81.21
Valuation expenses	4.39	1.67	2.99	6.06	3.93	11.60
Trustee fees	0.74	0.74	0.74	1.48	1.48	2.95
Other expenses	854.67	786.35	532.23	1,641.02	1,089.81	2,268.06
Total expenses	2,691.03	2,549.75	1,514.66	5,240.78	3,030.16	6,750.15
Profit before income tax	425.39	457.94	633.35	883.33	1,344.60	2,241.99
Tax expense:						
Current tax						
- for current period	9.92	11.87	7.41	21.79	8.06	27.96
- for earlier years	-	(11.38)	-	(11.38)	-	(3.81)
Deferred tax charge/(credit)	148.35	(13.98)	(56.88)	134.37	(84.62)	(245.01)
Tax expense for the period/year	158.27	(13.49)	(49.47)	144.78	(76.56)	(220.86)
Profit for the period/year after income tax	267.12	471.43	682.82	738.55	1,421.16	2,462.85
Other comprehensive income						
Items that will not be reclassified to profit or loss						
- Remeasurement of defined benefit obligations	0.25	0.77	0.51	1.02	1.22	1.19
- Income tax related to items that will not be reclassified to profit or loss	(0.01)	(0.18)	(0.16)	(0.19)	(0.26)	(0.20)
Other comprehensive income for the period/year, net of tax	0.24	0.59	0.35	0.83	0.96	0.99
Total comprehensive income for the period/year	267.36	472.02	683.17	739.38	1,422.12	2,463.84
Earnings per unit						
Basic	0.80	1.41	2.25	2.20	4.69	7.97
Diluted	0.80	1.41	2.25	2.20	4.69	7.97

Condensed Consolidated Financial Statements

Part II: Select explanatory notes to the Condensed Consolidated Financial Statements for the quarter and half year ended 30 September 2022

- The above is an extract of the detailed format of quarter and half year results filed with the Stock Exchanges vide Circular no. CIR/MD/DF/146/2016 issued by SEBI (SEBI Circular). The full format of the quarter and half year results are available on the websites of the BSE and NSE and is also available on the Brookfield India REIT's website www.brookfieldindiareit.in.
- The Unaudited Condensed Consolidated Financial Statements ("the Statement") of Brookfield India REIT and its subsidiaries (together known as "Brookfield India REIT Portfolio companies" or "Group") for the quarter and half year ended 30 September 2022 have been reviewed by the Audit Committee and therefor approved by the Board of Directors in their meeting held on 07 November 2022.
- The Condensed Consolidated Financial Statements for the quarter and half year ended 30 September 2022 was subjected to review by Statutory Auditors of Brookfield India REIT and they have issued an unmodified opinion. The review report of the Statutory Auditors is filed with Bombay Stock Exchange and National Stock Exchange and is also available on the Brookfield India REIT's website www.brookfieldindiareit.in.
- The Condensed Consolidated Financial Statements have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014, as amended from time to time read with the requirements of SEBI (Circular Number CIR/MD/DF/146/2016 dated 29 December 2016 ("REIT Regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as defined in Rule 21(9) of the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) to the extent not inconsistent with the REIT Regulations, read with relevant rules issued thereunder and other accounting principles generally accepted in India.

Part III: Statement of Net Assets at fair value

S.No.	Particulars	Unit of measurement	Fair value as at 30 September 2022	Fair value as at 31 March 2022
A	Assets	₹ in Million	1,74,905.91	1,70,891.54
B	Liabilities	₹ in Million	(62,030.62)	(59,037.05)
C	Net Assets (A-B)	₹ in Million	1,12,875.29	1,11,854.49
D	No. of units	Numbers	33,50,87,073	33,50,87,073
E	NAV per unit (C/D) (₹)	₹	336.85	333.81

The fair value of investment properties and investment property under development has been determined by independent external registered property valuers, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued.

Part IV: Net Distributable Cash Flows (NDCF) of Brookfield India REIT pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/MD/DF/146/2016

S. No.	Particulars	For the quarter ended 30 Sept. 2022	For the quarter ended 30 June 2022	For the quarter ended 30 Sept. 2021	For the half year ended 30 Sept. 2022	For the half year ended 30 Sept. 2021	For the year ended 31 March 2022
1	Net Distributable Cash Flows	1,716.72	1,719.34	1,947.27	3,436.06	3,892.04	6,884.58
2	Distribution payout ratio	99.5%	99.4%	93.3%	99.5%	93.4%	99.6%
3	Distribution	1,708.94	1,708.94	1,816.81	3,417.88	3,633.62	6,856.57*
	- Payment of interest	810.91	820.96	1174.87	1,631.87	2,557.96	4,509.50
	- Payment of dividend	30.16	20.11	27.25	50.27	162.93	216.66
	- Repayment of SPV debt	861.17	857.82	605.60	1,718.99	902.60	2,104.50
	- Interest on fixed deposit	6.70	10.05	9.09	16.75	10.13	25.91
4	No. of units outstanding	33,50,87,073	33,50,87,073	30,28,01,801	33,50,87,073	30,28,01,801	33,50,87,073
5	Distribution per unit (DPU) in ₹	5.10	5.10	6.00	10.20	12.00	22.10

The Board of Directors of the Manager to the Trust, in their meeting held on 07 November 2022, have declared distribution to Unitholders of ₹ 5.10 per unit which aggregates to ₹ 1,708.94 million for the quarter ended 30 September 2022. The distributions of ₹ 5.10 per unit comprises ₹ 2.42 per unit in the form of interest payment on shareholder loan and CDOs, ₹ 0.09 per unit in the form of dividend, ₹ 2.57 per unit in the form of repayment of SPV debt and the balance ₹ 0.02 per unit in the form of interest on fixed deposit.

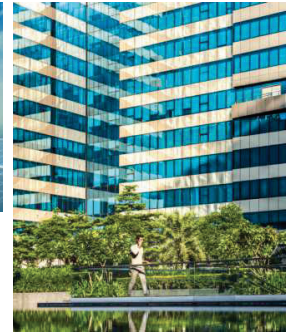
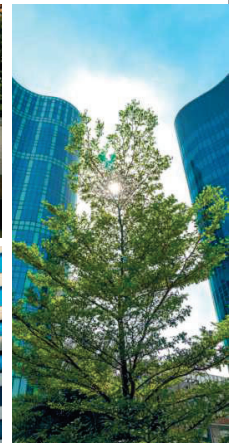
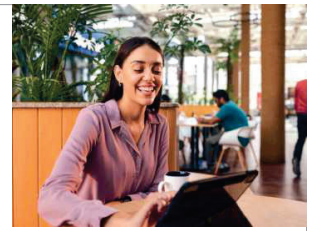
* The total amount of distribution is based on the amount of distribution declared per unit and total no. of units outstanding on the record date for the respective quarter of the distribution.

DISCLAIMER: This publication has been prepared for general information purposes only and not as part of any statutory requirement. The information contained herein is audited/unaudited and should be read together with our condensed consolidated financial results available on the website of the Brookfield India REIT and the stock exchanges. No representation or warranty is made nor any liability accepted with respect to the fairness or completeness of the contents hereof. Readers should conduct their own analysis and form their own view of the market position and business and performance of the Brookfield India REIT.

Brookfield

India Real Estate Trust

Committed to creating collaborative, sustainable and vibrant communities.



LEASING SUCCESS 0.6 MSF + 0.1 MSF of Expansion Options	EFFECTIVE ECONOMIC OCCUPANCY 89% (as on September 30, 2022)	DISTRIBUTION PER UNIT ₹10.20 in H1 FY2023
ADJUSTED NOI ₹4,759 Million (+43% YoY) in H1 FY2023	INCREASE IN ADJUSTED NOI RUN RATE 9% in H1 FY2023	LOAN TO VALUE 31% - Strong balance sheet with ample liquidity

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