

Date: July 30, 2025

Axis Trustee Services Limited

Axis House, P B Marg, Worli,
Mumbai, Maharashtra, India, 400025
Dear Sir/Madam,

Sub: Quarterly Report and Compliance Certificate as per Regulations 9(3) & 10 under Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 for the quarter ended on June 30, 2025.

We, **Brookprop Management Services Private Limited** acting in the capacity of the Manager of Brookfield India Real Estate Trust ("**Brookfield India REIT**") pursuant to regulation 9(3) and regulation 10 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 ("**REIT Regulations**"), as amended from time to time, do hereby confirm that: -

1. We are in compliance with the SEBI Regulations, as applicable to the Manager, specifically with Regulations 10, 18, 19 and 20 of REIT Regulations and circulars issued thereunder as applicable, including Master Circular for REITs dated July 11, 2025 ("**Master Circular**"), as amended from time to time, and all other reporting and disclosure requirements, for the quarter ended on June 30, 2025, ~~save in case of following instances which were on account of reasons specified below:-~~

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2. The REIT has maintained the minimum level of public holding as required under Regulation 14 of the REIT Regulations, as applicable.
3. All applicable Insurance policies are obtained, renewed and operational on the assets of REIT and that such insurances are valid and enforceable. The premium in respect of the insurance policies is paid on timely basis.
4. We on behalf of Brookfield India REIT are maintaining a functional website <https://www.brookfieldindiareit.in/> of the Brookfield India REIT as per the contents and including the relevant information about Brookfield India REIT as specified in REIT Regulations and the circulars issued thereunder, as amended from time to time. We further confirm that the contents as required under the regulations and circulars are being updated within two days of any changes / developments which trigger a need for an update on the website.
5. We are registered on SCORES platform in order to handle investor complaints electronically and enrolled on Online Dispute Resolution Portal for online conciliation and online arbitration for resolution of disputes, and all complaints were resolved and redressed in timely manner within the timeline prescribed by SEBI, ~~save for the following with reasons:~~

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6. In terms of Regulation 9(8) of the REIT Regulations, we confirm that necessary systems and procedures are in place. These systems are sufficient for effective monitoring of the performance and functioning of Brookfield India REIT.

BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED

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Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037
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Brookfield Properties

7. In terms of Regulation 10(16), we confirm that we have adequate controls in place to ensure segregation of our activity as Manager of the REIT from our other activities.
8. There were/are no events or information or happenings which have a bearing on the performance/operation of the Manager/REIT, or change in shareholding/control of the Manager or sponsor save for the following which were duly reported to the parties to REIT and SEBI:-
[•]
[•]
9. In terms of Regulation 26(A) to 26(F) of REIT Regulations we confirm that we are in compliance with the provisions of the Chapter VIA (Obligations of the Manager) of the REIT Regulations as may be applicable for the quarter under review.
10. Further, pursuant to Regulation 10(18)(a) of REIT Regulations, we have made timely submission of the previous quarter reports, and are hereby submitting the report for the quarter ended on June 30, 2025 /~~September/December/March~~ with the following details: -

PERIODIC COMPLIANCES		
Sr. No.	Requirement	Details including compliance status along with supporting documents
1	Details of all funds received by REIT and all payments made.	Details of receipts of all funds received by Brookfield India REIT and payments made by it during the quarter ended June 30, 2025, as per regulation 10(18)(a) of REIT Regulations is annexed as Annexure A .
2	Status of development of under construction properties, (if any).	Status of development of under construction properties as on June 30, 2025, as per regulation 10(18)(a) of REIT Regulations is annexed as Annexure A .
3	Copy of the activity and performance report placed before the Board as per Regulation 10(25) of the REIT Regulations, 2014.	Report on the performance and activities of Brookfield India REIT under regulation 10(25) for the quarter ended June 30, 2025, is annexed as Annexure A . The report on activity and performance of Brookfield India REIT under regulation 10(25) for the period ended March 31, 2025, was placed before the board of Directors in their meeting held on May 5, 2025, as part of business and financial presentation. The report on activity and performance of Brookfield India REIT for a period ended June 30, 2025, will be placed before the board of directors of the Manager in the forthcoming board meeting along with the approval of financial statements for the quarter ended June 30, 2025 and the financial statements shall be shared with Trustee post the board meeting along with the outcome of the meeting.
4	Pursuant to Chapter 4 of Master Circular, as amended from time to	As per the provisions of SEBI Master Circular dated July 11, 2025, the quarterly statement of

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	<p>time, statement including details of any deviations/ variations, if any, in the use of proceeds from the objects stated in the offer document or explanatory statement to the notice for the general meeting (as applicable), has been submitted to the stock exchange as per applicable timelines, such statement shall be continued to be given till such time the issue proceeds have been fully utilised or the purpose for which these proceeds were raised has been achieved.</p>	<p>deviation(s) or variation(s) in the use of proceeds shall be placed before the Trustee and the Board of Directors of the Manager for review and pursuant to such review, the statement shall be submitted to the stock exchange(s) along with the submission of financial results.</p> <p>In view of the above, the quarterly statement of deviation(s) or variation(s) in the use of proceeds, for the quarter ended March 31, 2025 was circulated to Trustee on April 30, 2025 and also placed before the Board of Director of Manager on May 5, 2025.</p> <p>Post review by Trustee on May 2, 2025, and Board of Directors on May 5, 2025, the same was submitted along with the financial statements for the quarter and year ended March 31, 2025 with stock exchanges on May 6, 2025.</p> <p>Further, the quarterly statement of deviation(s) or variation(s) in the use of proceeds for the quarter ended June 30, 2025 will be placed before Trustee and the board of directors of the Manager in the meeting scheduled for the approval of financial statements for the quarter ended June 30, 2025, for their review and post their review, the same will be filed with Stock Exchanges along with submission of financial results for the quarter months ended June 30, 2025.</p>
5	Pursuant to Chapter 4 of Master Circular for REITs, a statement containing details of investor complaints in the format prescribed in Annexure 4 of the Master Circular has been submitted to the Stock Exchange within 21 (twenty-one) days from the end of quarter.	The details for the quarter ended June 30, 2025, were sent to the trustee for review on July 15, 2025 and the same was filed with the stock exchanges on July 18, 2025 and submitted with trustee on July 18, 2025.
6	Pursuant to Chapter 4 of Master Circular, as amended from time to time, disclosure of unit holding pattern for each class of unit holders has been made as per applicable timelines as per the format prescribed in the Master Circular.	The details for the quarter ended June 30, 2025, have already been shared with trustee vide email date July 18, 2025.
7	Details of shareholding of the REIT in the SPV / Holdco and changes, if any during the relevant quarter.	During the quarter ended June 30, 2025, there were no change in the shareholding of the Brookfield India REIT in all the SPVs and Holdco. Please refer the Brookfield India REIT Structure as attached in Annexure A .
8	Copy of Financial Information and Additional Disclosures submitted to the Stock Exchange as per Chapter	The financial statements for the quarter and year ended March 31, 2025, was approved by the board of directors in their meeting held on May 5,

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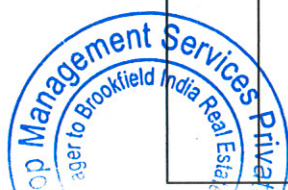
EVENT BASED COMPLIANCES										
Sr. No.	Requirement	Details including compliance status along with supporting documents								
1	<p>A. Details of related party transactions, if any, carried out between Manager and its associates in terms of Regulation 9(5) of SEBI REIT Regulations, 2014.</p> <p>In case of conflict of interest, a confirmation from a practicing chartered accountant or a valuer, as applicable, shall be obtained that such transaction is on arm's length basis along with relevant documents.</p>	<p>A. The details of related party transaction(s) of Manager based on provisional financial statements for the period ended June 30, 2025 is enclosed as Annexure B. There were no conflict of interest in the transaction(s).</p> <p>The details of related party transaction of Brookfield India REIT for the quarter ended March 31, 2025 was submitted with the trustee vide email dated May 6, 2025 as a part of outcome of the board meeting held on May 5, 2025.</p> <p>The details relating to related party transactions of Brookfield India REIT for period ended June 30, 2025, will be submitted along with financial results of Brookfield India REIT for the quarter ended June 30, 2025.</p> <p><i>The same shall be shared with Trustee post the board meeting along with the outcome of the meeting.</i></p> <p>B. 1. The amount of funds borrowed from the related parties is mentioned in below table:</p> <table><tr><th>Particulars</th><th>Amount (Rs in million)</th></tr><tr><td>a) Amount of cumulative additional borrowings till FY 2025-2026 from related parties (being Axis Bank, promoter of trustee) from the date of acquisition of companies owned by Brookfield India REIT and Brookfield India REIT. (please refer Note 1)</td><td>9052.70</td></tr><tr><td>(b) Total consolidated borrowings of the REIT, holdco and the SPV(s) as on June 30, 2025 (please refer Note 2)</td><td>82,527.50</td></tr><tr><td>(c) % of additional borrowings [a/b]</td><td>10.97%</td></tr></table>	Particulars	Amount (Rs in million)	a) Amount of cumulative additional borrowings till FY 2025-2026 from related parties (being Axis Bank, promoter of trustee) from the date of acquisition of companies owned by Brookfield India REIT and Brookfield India REIT. (please refer Note 1)	9052.70	(b) Total consolidated borrowings of the REIT, holdco and the SPV(s) as on June 30, 2025 (please refer Note 2)	82,527.50	(c) % of additional borrowings [a/b]	10.97%
Particulars	Amount (Rs in million)									
a) Amount of cumulative additional borrowings till FY 2025-2026 from related parties (being Axis Bank, promoter of trustee) from the date of acquisition of companies owned by Brookfield India REIT and Brookfield India REIT. (please refer Note 1)	9052.70									
(b) Total consolidated borrowings of the REIT, holdco and the SPV(s) as on June 30, 2025 (please refer Note 2)	82,527.50									
(c) % of additional borrowings [a/b]	10.97%									
	<p>B. Pursuant to Regulation 19(5)(b) of REIT Regulations, whether the value of funds borrowed from related parties, total value of all related party transactions pertaining to acquisition or sale of properties or investments into securities exceeded the specified threshold. If yes, whether requisite approval of the unitholders has been obtained prior to entering into any such transaction.</p>									

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		<p>(d) If column (c) is beyond the threshold specified in the Regulation, whether requisite approval of the unitholders has been obtained prior to entering into any such transaction. (please refer Note 3)</p>	-
		<p>Note 1: From the date of acquisition of Kairos and Candor G1 by Brookfield India REIT till March 31, 2025, total additional borrowings availed from Axis Bank, Promoter of Trustee, by Candor G1 was Rs. 8,690 million and by Kairos was Rs. 245.90 million, aggregating to Rs. 8,935.9 million as on March 31, 2025.</p> <p>Further, during the quarter ended June 30, 2025, Candor G1 borrowed Rs. 55 million and Kairos has borrowed Rs. 61.80 million from Axis Bank, thus total cumulative borrowing availed from Axis Bank as on June 30, 2025, stood at Rs. 9052.70 million, without IndAS impact (which includes the borrowings of previous years and excludes pre-acquisition borrowings).</p> <p>Note 2: The total consolidated borrowings of the Brookfield India REIT and Holdco and SPV(s) as on June 30, 2025 is as per the provisional consolidated financial statements of Brookfield India REIT as on June 30, 2025, without Ind AS impact and the said total consolidated borrowings of Brookfield India REIT, Holdco and SPV(s) includes the non-convertible debentures, compulsorily convertible debentures issued to third parties and consolidated borrowings of Rostrum and its Subsidiaries of Rs. 16,588.13 million to the extent of shareholding i.e. 50% of equity share capital of Rostrum, held by Brookfield India REIT and excluded the pre – acquisition borrowings by Kairos, which includes borrowing from Axis Bank.</p> <p>Note 3: In compliance with Regulation 19(5)(b)(ii), 22 of SEBI REIT Regulations, unitholders of Brookfield India REIT through postal ballot on October 1, 2023 has approved the limit for availing borrowing from Axis Bank up to 33% of total consolidated borrowings, in financial year.</p>	



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		B. 2. Further, please note that there were no related party transactions pertaining to acquisition or sale of properties or investments into securities whose value exceeds 10% of the value of REIT during the period from April 1, 2025 to June 30, 2025.
2	Whether any property have been/decided to be acquired/sold/developed during the quarter or expand existing completed properties. If yes, details to be provided along with rationale for same.	There was no such event for acquisition or sale of any property during the quarter ended June 30, 2025. Further for the status of development of under construction and future development properties, please refer to Annexure A.
3	Details of any action which requires approval from the unit holders as required under the REIT Regulations.	No such event during the quarter ended June 30, 2025
4	Details of any material fact including change of its directors, any legal proceedings that may have a bearing on the activity of the REIT and confirm whether such details have been submitted to the trustee within 7 working days of such action. A. Date of any event as mentioned above: B. Date of Intimation of such event to Trustee:	The Board of Directors of Brookprop Management Services Private Limited, acting as Manager of Brookfield India REIT, in their meeting held on June 23, 2025, has approved the appointment of Mr. Keki Minoo Mistry as an additional director in the category of Independent Director for a period of 5 years commencing from June 23, 2025 till June 22, 2030 and Mr. Rachit Kothari, as an additional director in the category of Non-Executive Director with effect from June 30, 2025, on the board of Brookprop Management Services Private Limited. The above appointments have been intimated to Trustee as part of outcome on board meeting on June 23, 2025.
5	Confirmation from Manager on compliances of thresholds under Regulations 18(4) and 18(5) of the REIT Regulations on a quarterly basis and at the time of acquisition and/or disposal of assets as may be applicable.	We hereby confirm the compliance of Regulation 18(4) and 18(5) of REIT Regulation for the quarter ended June 30, 2025.
6	Confirmation from Manager that: A. not less than 90% of net distributable cash flows are being distributed to the unit holders and such distribution has been made within the timeline specified in the REIT Regulations.	We hereby confirm the compliance with the said provision. A. With respect to compliance with regulation 18(16), the board of directors of the Brookprop Management Services Private Limited, the manager of Brookfield India REIT, declared distribution of an amount of ₹ 5.25 per unit for the quarter ended March 31, 2025, in their meeting held on May 5,

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B. confirmation on the unclaimed distribution till the previous quarter.

2025 and the payment of distribution was made to the unitholders on May 14, 2025.

Further, the board of directors of the manager may declare distribution for the quarter ended June 30, 2025, in the forthcoming meeting for the approval of the financial statements for the quarter ended June 30, 2025 and the payment of distribution will be made within 5 working days from the record date, as determined by the Board of Directors in their forthcoming meeting.

The same shall be shared with Trustee, post the board meeting as a part of the outcome of the meeting.

B. We hereby confirm the compliance with regulation 18(16) of REIT Regulation and Chapter 19 of Master Circular, and FAQs issued by SEBI dated March 27, 2024, on procedural framework for Unclaimed or Unpaid Amounts lying with REITs.

During the quarter ended June 30, 2025, the Board of the Manager has declared distribution on May 5, 2025, and the payment of distribution was made to unitholders of Brookfield India REIT within the timelines prescribed under regulation 18(16)(c) of SEBI REIT Regulations, on May 15, 2025, the nomenclature of bank account in which remaining amount which was left unpaid or unclaimed post payment to unitholders, was changed to unpaid distribution account on May 21, 2025.

Further, in compliance with provision of Chapter 19 of Master Circular, the following information(s) are available on the website of Brookfield India REIT at <https://www.brookfieldindiareit.in/unclaimed-distribution-details#unclaimed-distribution-details>

- i. the details of unclaimed or unpaid distribution amounts of all previous quarters i.e from June, 2021 to March 2025.
- ii. search facility for unitholders to verify any unclaimed amount is due and lying

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		<p>with Brookfield India REIT.</p> <p>iii. Policy for claiming unclaimed or unpaid distribution amount by unitholders and their legal heirs</p> <p>Further, any change in the information uploaded on the website of Brookfield India REIT are updated by the Manager within 7th day of succeeding month.</p> <p>Further, there are no amount which are liable to transfer to IPEF during this quarter ended June 30, 2025.</p>
7	Whether Rights Issue, Preferential Issue and Institutional Placements of units made during the quarter? If yes, whether compliance of relevant regulations and circulars done?	No such event during the quarter ended June 30, 2025
8	<p>Whether any encumbrance, release or invocation is created/registered on the units of REIT during the quarter?</p> <p>If yes, whether compliance of relevant regulations and circulars was done, also provide details and submissions made to the Manager/Stock Exchange in that respect.</p>	During the quarter ended June 30, 2025, Sponsor and members of Sponsor Group has submitted declaration(s) to Manager with respect to creation and release of pledge and sale of units of Brookfield India REIT and the same was filed by Manager with Stock Exchange on June 20, 2025, respectively, with in the timelines as specified in Chapter 12 of Master Circular and were also submitted to the trustee simultaneously vide email dated June 20, 2025, respectively.
9	<p>As per Regulation 23 of the REIT Regulations, 2014, details of any non-compliance or violation of the REIT Regulations, 2014 as amended from time to time or Circulars issued thereunder:</p> <p>A. Informed to SEBI by the Compliance Officer</p> <p>B. Observed by the Compliance Officer</p>	Nil
10	Copy of Valuation report as required under REIT Regulations, 2014 submitted to the trustee, unit holders and Stock Exchange (as the case may be) within 15 days from the date of receipt of the valuation report from the valuer:	No such event during the quarter ended June 30, 2025.

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	A. Date of receipt of the report from the Valuer: B. Date of Intimation to Trustee:	
11	Pursuant to Chapter 4 of Master Circular for REITs 2024, disclosure of unit holding pattern for each class of unit holders has been made within 10 (ten) days of any capital restructuring of REIT resulting in a change exceeding 2% of the total outstanding units of REIT.	No such event during the quarter ended June 30, 2025.
12	Pursuant to Regulation 20 of the REIT Regulations, whether conditions w.r.t borrowings and deferred payments have been complied with on an ongoing basis and at the time of acquisition and/or disposal of assets, as may be applicable. If there is any breach, whether the same was informed to the trustee and has been rectified within six months from the date of breach.	We hereby confirm compliance with the said provision.
13	Copy of the Notice of unitholders meeting in terms of Regulation 9(11) read with Regulation 22(3) & 26(2) of the REIT Regulations, 2014.	No such event during the quarter ended June 30, 2025.
14	Whether compliance with minimum unitholding requirement made by the sponsor(s) and sponsor group(s) as per REIT Regulations and circulars issued thereunder.	We hereby confirm compliance with the said provision.
15	Confirmation that the copy(ies) of any other information submitted to the designated stock exchanges / SEBI in terms of REIT Regulations and circulars issued thereunder, have been provided to the Trustee from time to time.	We here confirm that all the intimation submitted with stock exchanges/SEBI in terms of REIT Regulation and circulars issued thereunder have been provided to Trustee from time to time.
16	Information on any other compliance(s), if any, as deemed appropriate by the Manager or Trustee.	The information on other compliance(s) were submitted with the Trustee from time to time.



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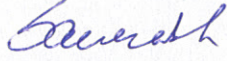
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For and on behalf of Brookfield India Real Estate Trust
(acting through its manager, Brookprop Management Services Private Limited)



Saurabh Jain
Company Secretary & Compliance Officer
Date: July 30, 2025



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REPORT FOR THE QUARTER ENDED JUNE 30, 2025, PURSUANT TO REGULATION 10(18)(a) OF SEBI (REAL ESTATE INVESTMENT TRUSTS), REGULATIONS, 2014.

Background of Brookfield India REIT

Brookfield India Real Estate Trust ("**Brookfield India REIT**") was settled on July 17, 2020, at Mumbai, Maharashtra, India as a contributory, determinate and irrevocable trust under the provisions of the Indian Trusts Act, 1882, pursuant to a trust deed dated July 17, 2020, between Brookprop Management Services Private Limited, BSREP India Office Holdings V Pte. Ltd ("**BSREP V**") and Axis Trustee Services Limited. Brookfield India REIT was registered with the Securities and Exchange Board of India on September 14, 2020, at Mumbai as a real estate investment trust, pursuant to the REIT Regulations, having registration number IN/REIT/20-21/0004. BSREP V is the sponsor of Brookfield India REIT, Brookprop Management Services Private Limited has been appointed as the manager to Brookfield India REIT and Axis Trustee Services Limited is the trustee to Brookfield India REIT.

The principal place of business of Brookfield India REIT is shifted to 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037 with effect from May 15, 2024, and revised certificate consequent to change in principal place of business was issued by SEBI on October 1, 2024. Brookfield India REIT owns real estate assets through following companies

- (i) Candor Kolkata One Hi-Tech Structures Private Limited,
- (ii) Festus Properties Private Limited,
- (iii) Shantiniketan Properties Private Limited and
- (iv) Seaview Developers Private Limited,
- (v) Kairos Properties Private Limited (50% of equity share capital owned by Brookfield India REIT)
- (vi) Candor Gurgaon One Realty Projects Private Limited (50% of equity share capital owned by Brookfield India REIT),
- (vii) Rostrum Realty Private Limited ("**Rostrum**" or "**Holdco**") (50% of equity share capital owned by Brookfield India REIT) and Rostrum holds 100% of equity share capital in its step-down subsidiaries as follows
 - (a) Oak Infrastructure Developers Private Limited ("**Oak**")
 - (b) Aspen Buildtech Private Limited ("**ABL**") and
 - (c) Arnon Builders & Developers Private Limited ("**Arnon**").

Brookfield India REIT also owns 100% of equity share capital of

- (i) Candor India Office Parks Private Limited which provides services including property management, facilities management and support services to Candor Kolkata One Hi-Tech Structures Private Limited, Shantiniketan Properties Private Limited, Kairos Properties Private Limited and Seaview Developers Private Limited and
- (ii) Mountainstar India Office Parks Private Limited which provides services including property management, facilities management and support services to Candor Gurgaon One Realty Projects Private Limited;



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Brookfield Properties

The activities of Brookfield India REIT consist of owning, operating and managing a combined 24.5 mn square feet of portfolio comprising 10 Grade A¹ assets located in key gateway office markets of India – Mumbai, Gurugram, Noida, New Delhi, Kolkata and Ludhiana.

The details of each of the companies owned by Brookfield India REIT and real estate assets owned by it is set out below.

NAME OF COMPANY	ASSET OWNED	DETAILS OF THE ASSET	AREA (ACRES)
Festus Properties Private Limited	Downtown Powai – SEZ, Mumbai	Kensington A and Kensington B located at Powai, Mumbai 400 076, Maharashtra, India	9.0
Candor Kolkata One Hi-Tech Structures Private Limited	Candor Techspace G2 (SEZ)	Completed tower nos. 1, 2, 3, 4 (amenity block I), 4A (amenity block II), 5, 6, 7, 8A, 8B, 9, 11 and 10 (MLCP), all situated at Dundahera, Sector 21, Gurugram 122 016, Haryana, India	28.5
Candor Kolkata One Hi-Tech Structures Private Limited	Candor Techspace K1 (SEZ)	Completed tower nos. A1, A2, A3, B1, B2, B3, G1, G2, G3, C1, C2 and C3, all situated at Action Area – 1D, New Town, Rajarhat, Kolkata 700 156, West Bengal, India	48.4
Shantiniketan Properties Private Limited	Candor Techspace N1 (IT Park)	Completed tower nos. 1, 2, 3, 5, 6, 7 (amenity block), and 8 (amenity block) and Future Development Potential towers 4A and 4B, all situated at Plot No. 2, Block No. B, Sector 62, Noida, Gautam Budh Nagar 201 301, Uttar Pradesh, India	19.3
Seaview Developers Private Limited	Candor Techspace N2	Completed tower nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A, amenity block I (ground floor) and amenity block II, and Future Development Potential tower 12 and amenity block I (first floor only), all situated at Plot Nos. 20 and 21, Sector 135, Noida, Gautam Budh Nagar 201 304, Uttar Pradesh, India	29.7
Kairos Properties Private Limited	Downtown Powai Commercial/ IT Park, Mumbai	Completed tower nos. Spectra, Prudential, Delphi, Crisil House, Ventura A located at Central Avenue in Powai, and Winchester, Fairmont located at South Avenue in Powai, and One Boulevard, Alpha located at Orchard Avenue in Powai	20.0
Candor Gurgaon One Realty Projects Private Limited	Candor Techspace G1 (SEZ)	Completed tower nos. Tower 1, Tower 2, Tower 3, Tower 4, Tower 5, Tower 6, Tower 7, Tower 8 & 8A,	25.2

Assets held by Festus Properties Private Limited and Kairos Properties Private Limited in Downtown Powai are counted as single Grade A assets in Mumbai and Assets held by Oak Infrastructure Developers Private Limited and Aspen Buildtech Private Limited in Aerocity, New Delhi are counted as single Grade A assets.

BROOKFIELD MANAGEMENT SERVICES PRIVATE LIMITED

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Brookfield Properties

NAME OF COMPANY	ASSET OWNED	DETAILS OF THE ASSET	AREA (ACRES)
		Tower 9, Tower 10 (SEZ & Customs Office), Amenity Block I, Amenity Block II and Future Development Tower 11, all situated at Dundadhera, Sector-21, Gurgaon, Haryana-122016	
Rostrum Realty Private Limited ("Rostrum/Holdco")	Pavilion Mall, Ludhiana and Airtel Center, Gurugram	Pavilion Mall: comprising a building made up of three basements and 10 upper floors having leasable area of 389,588 sf located on land admeasuring 2.47 acres situated at Old Session Court, Near Fountain Chowk, Ludhiana, Punjab. Airtel Center: developed over 4.6 acres comprising a building made up of three basements, lower and upper ground floors, and six upper floors having leasable area of 692,585 sf situated at Plot No. 16, Udyog Vihar, Phase-IV, Gurgaon, Haryana	7.1
Oak Infrastructure Developers Private Limited, subsidiary of Rostrum	Worldmark 2 and 3, Aerocity, New Delhi	Worldmark 2: Property built on Asset Area 8, Aerocity, Hospitality District, IGI Airport, New Delhi admeasuring 2.3 acres with building comprising three basements, ground floor, and six upper floors having leasable area of 431,354 sf, held by Oak. Worldmark 3: Property built on Asset Area 7, Aerocity, Hospitality District, IGI Airport, New Delhi admeasuring 2.2 acres with building comprising three basements, ground floor, and six upper floors having leasable area of 415,552 sf, held by Oak.	4.5
Aspen Buildtech Private Limited, subsidiary of Rostrum	Worldmark 1, Aerocity, New Delhi	Worldmark 1: Property built on Asset Area 11, Aerocity, Hospitality District, IGI Airport, New Delhi admeasuring 3.1 acres with building comprising three basements, ground floor, and six upper floors having leasable area of 607,892 sf, held by ABL.	3.1
Arnon Builders & Developers Private Limited, subsidiary of Rostrum	Worldmark, Gurugram	Worldmark Gurgaon: Commercial complex developed over plot of land admeasuring 6.7 acres situated at village Maidawas, Sector 65, Gurugram, Haryana with building	6.7

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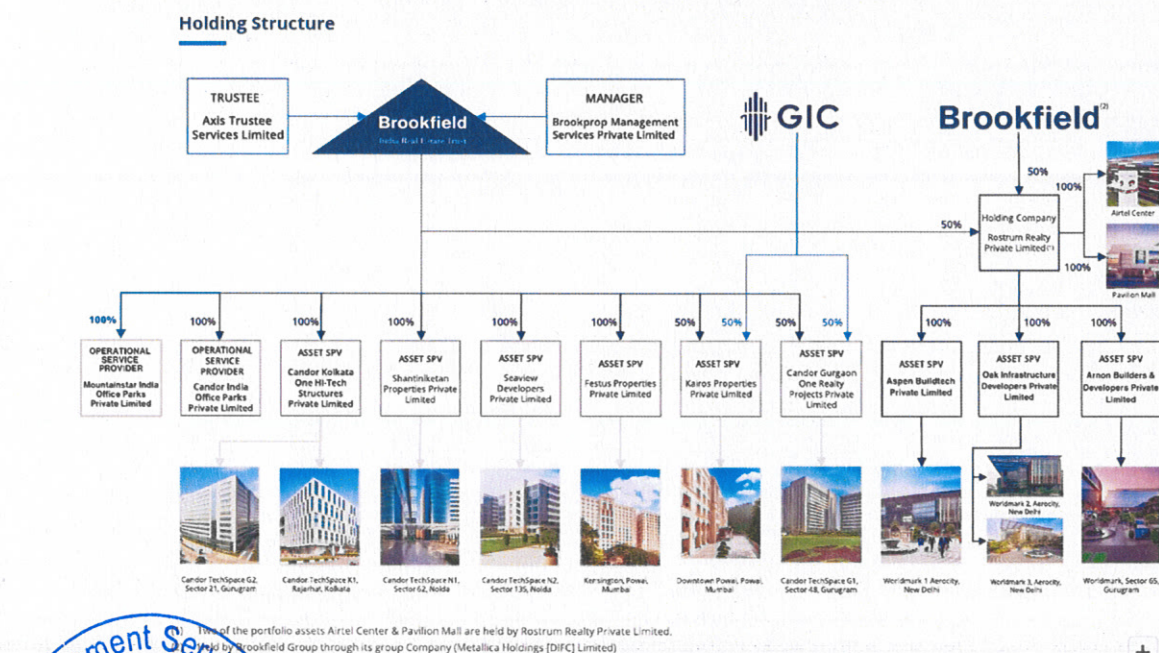


Brookfield
Properties

NAME OF COMPANY	ASSET OWNED	DETAILS OF THE ASSET	AREA (ACRES)
		comprising three towers, multiplex, and central court kiosk having leasable area of 751,397 sf, held by Arnon.	

AN OVERVIEW OF THE STRUCTURE OF BROOKFIELD INDIA REIT IS SET OUT BELOW.

BROOKFIELD INDIA REIT STRUCTURE



BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED

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Brookfield Properties

A. ACTIVITIES AND PERFORMANCE OF BROOKFIELD INDIA REIT AND COMPANIES OWNED BY BROOKFIELD INDIA REIT

1. Details of the operating activities of the companies owned by Brookfield India REIT, on standalone basis and on consolidated basis as on June 30, 2025, is given below.

Particulars	Downtown Powai Commercial / IT Park	Downtown Powai - SEZ	Candor Techspace G1, Gurgaon	Candor Techspace G2, Gurgaon	Candor Techspace N1, Noida	Candor Techspace K1, Kolkata	Candor Techspace N2, Noida
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
Year of Commencement (Year of acquisition*)	2023*	2019	2023*	2015	2015	2015	2015
Completed Area/Operating (Msf)	2.8	1.6	3.8	4.0	2.0	3.2	3.9
Under Construction/Future Development (Msf)	-	-	0.1	0.1	0.9	2.7	0.8
Leasable Area (Msf)	2.8	1.6	3.9	4.1	2.9	5.9	4.6
Leased (Msf)	2.4	1.5	3.2	3.1	2.0	3.1	3.4
Office Occupiers (Nos.) ²	51	7	24	17	29	14	21
Occupancy (%)	87%	96%	84%	78%	98%	97%	86%
WALE (Years)	3.3	9.1	6.7	7.6	8.6	7.7	7.9
Lease Maturity Profile- Area Expiring (msf)	Area (msf)						
	0.1	0.0	0.1	0.3	0.1	0.2	0.4
	0.5	0.0	0.2	0.0	0.0	0.5	0.1
	0.4	0.3	0.2	0.0	0.0	0.5	0.1
In-place Rent PSF (Warmshell) (Rs.)	0.3	0.1	0.0	0.0	0.1	0.0	0.1
	182	130	81	84	61	47	61
	179	144	87	91	67	49	66
	MTM Opportunity (%)	(2)%	11%	8%	8%	10%	2%
							9%



Tenants which are part of the same corporate group but have leases with different legal entities have been grouped together

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Brookfield Properties

Particulars	Worldmark, 1, Aerocity New Delhi	Worldmark, Gurgaon, Sector-65	Pavilion Mall, Ludhiana	Airtel Center, Udyog Vihar, Gurgaon	Consolidated at Brookfield REIT Level
	(8)	(9)	(10)	(11)	
Year of Commencement (Year of acquisition*)	2024	2024	2024	2024	
Completed Area/Operating (Msf)	1.5	0.8	0.4	0.7	24.5
Under Construction/Future Development (Msf)	-	-	-	-	4.5
Leasable Area (Msf)	1.5	0.8	0.4	0.7	29.0
Leased (Msf)	1.4	0.7	0.3	0.7	21.8
Office Occupiers (Nos.)	78	25	-	3	250
Occupancy (%)	94%	95%	84%	100%	89%
WALE (Years)	5.0	6.6	4.6	2.8	6.8
Lease Maturity Profile- Area Expiring (msf)	Area (msf)				
	0.1	0.0	0.0	0.0	1.4
	0.2	0.0	0.0	0.0	1.6
	0.2	0.0	0.0	0.7	2.4
	0.1	0.0	0.0	0.0	0.8
In-place Rent PSF (Warmshell) (Rs.)	220	90	57	131	Rs 97
Market Rent PSF (Rs.)	220	80	61	125	Rs 100
MTM Opportunity (%)	0%	-11%	6%	-5%	4%

2. New leasing and re-leasing during the quarter ended June 30, 2025.

Particulars	Downtown Powai Commercial/IT Park	Downtown Powai - SEZ	Candor Techspace G1, Gurgaon	Candor Techspace G2, Gurgaon	Candor Techspace N1, Noida	Candor Techspace K1, Kolkata	Candor Techspace N2, Noida
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
New leases during the quarter (SF)	50,488	-	1,61,560	2,00,519	15,264	-	1,22,534
Renewals during the quarter (SF)	2,769	2	1	1,350	100	3,800	18,417

Particulars	Worldmark 2 & 3, Aerocity New Delhi	Worldmark, Gurgaon, Sector-65	Pavilion Mall, Ludhiana	Airtel Center, Udyog Vihar, Gurgaon	Consolidated at Brookfield REIT Level
	(8)	(9)	(10)	(11)	
New leases during the quarter	26,800	12,476	4,107	-	5,93,748

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Brookfield Properties

(SF)					
Renewals during the quarter (SF)	27,121	342	2,973	-	56,875

3. Occupier mix – consolidated level of Brookfield India REIT as on June 30, 2025 (By Area Leased)

Sector	%
Technology	33%
Financial Services	16%
Consulting	12%
Technology hardware	4%
Healthcare	4%
Telecom	6%
Others	25%

B STATUS OF DEVELOPMENT OF UNDER CONSTRUCTION PROPERTIES AS ON JUNE 30, 2025.

NAME OF COMPANY	ASSET	DESCRIPTION OF UNDER CONSTRUCTION PROPERTY	STATUS OF DEVELOPMENT	AREA (MSF)
Kairos Properties Private Limited	Downtown Powai (Non-SEZ)	NA	NA	NA
Festus Properties Private Limited	Kensington, Downtown, Powai (SEZ)	NA	NA	NA
Candor Gurgaon One realty Projects Private Limited	Candor Techspace G1 (SEZ)	NA	NA	NA
Candor Kolkata One Hi-Tech Structures Private Limited	Candor Techspace G2 (SEZ)	NA	NA	NA
Candor Kolkata One Hi-Tech Structures Private Limited	Candor Techspace K1 (SEZ)	Mixed-use Development	Under Construction ³	0.58
Shantiniketan Properties Private Limited	Candor Techspace N1 (IT Park)	NA	NA	NA
Seaview Developers Private Limited	Candor Techspace N2	NA	NA	NA
Rostrum Realty Private Limited ("Rostrum/Holdco")	Pavilion Mall, Ludhiana and Airtel Centre, Udyog Vihar, Gurgaon	NA	NA	NA
Oak Infrastructure Developers Private Limited, subsidiary of Rostrum	Worldmark-2 and Worldmark-3	NA	NA	NA
Aspen Buildtech Private Limited, subsidiary of Rostrum	Worldmark-1	NA	NA	NA

³ Expected percentage of completion of under-construction property of Candor TechSpace K1 is 37% and the said development is expected to be completed by September 30, 2026 and all necessary approvals w.r.t under-construction property are in place.

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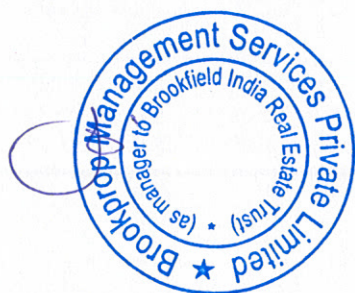
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Brookfield Properties

NAME OF COMPANY	ASSET	DESCRIPTION OF UNDER CONSTRUCTION PROPERTY	STATUS OF DEVELOPMENT	AREA (MSF)
Kairos Properties Private Limited	Downtown Powai (Non-SEZ)	NA	NA	NA
Festus Properties Private Limited	Kensington, Downtown, Powai (SEZ)	NA	NA	NA
Arnon Builders & Developers Private Limited, subsidiary of Rostrum	Worldmark, Gurgaon	NA	NA	NA



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C DETAILS OF RECEIPTS OF ALL FUNDS RECEIVED BY BROOKFIELD INDIA REIT AND PAYMENTS MADE BY IT DURING THE QUARTER ENDED JUNE 30, 2025⁴

Receipts	Amount (Rs. In Mn)		Payments	Amount (Rs. In Mn)	
Opening Balance	12.51	12.51	Shareholder Loan to SPV's:		
			Shantiniketan Properties Pvt Ltd.	40.00	
Repayment of Shareholder loan:			Festus Properties Pvt. Ltd.	20.00	
Candor Kolkata One Hi-Tech Structures Pvt Ltd.	463.00		Seaview Developers Pvt. Ltd.	80.00	140.00
Shantiniketan Properties Pvt Ltd.	256.49				
Seaview Developers Pvt. Ltd.	291.67				
Mountainstar India Office Parks Private Limited	49.00				
Festus Properties Pvt. Ltd.	394.62	1,454.78			
			Repayment of :		
Interest on Shareholder loan:			Loan from financial institutions	2,990.00	2,990.00
Candor Kolkata One Hi-Tech Structures Pvt Ltd.	208.77				
Festus Properties Pvt. Ltd.	240.20				
Shantiniketan Properties Pvt Ltd.	23.92		Distribution		
Seaview Developers Pvt. Ltd.	457.05		NDCF Distribution (net)	3,191.14	3,191.14
Mountainstar India Office Parks Private Limited	11.79	941.73			
			Others:		
			Expenses incurred	99.93	
			Finance cost paid	123.28	
Receipt from:			Others (QIP Expenses)	12.74	235.95
Loan from financial institutions	3,270.00	3,270.00			
			Others		
Dividend received:			Fixed Deposits Created	5,055.00	5,055.00
Candor India Office Parks Pvt Ltd.	38.00				
Shantiniketan Properties Pvt Ltd.	50.35				
Rostrum Realty Private Limited	282.50	370.85			
Others:					
Redemption of Fixed Deposits (including interest thereon)	4,984.62	4,984.62			
Redemption of NCDs:					
Candor Gurgaon One Realty Projects Private Limited	10.00				
Kairos Properties Private Limited	254.00	264.00			

⁴ Received and paid on various dates during the quarter.

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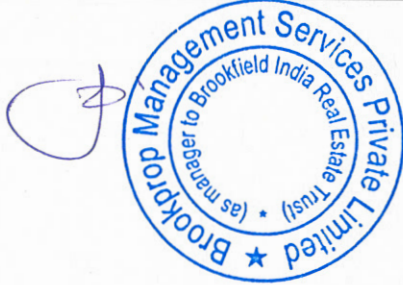
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Brookfield Properties

Interest on CCD's:					
Candor Gurgaon One Realty Projects Private Limited	19.14				
Seaview Developers Pvt. Ltd.	19.52				
Kairos Properties Private Limited	101.01	139.67			
Interest on NCD's:					
Candor Gurgaon One Realty Projects Private Limited	99.54				
Kairos Properties Private Limited	87.76	187.29			
			Closing Balance	13.37	13.37
	11,625.46	11,625.46		11,625.46	11,625.46



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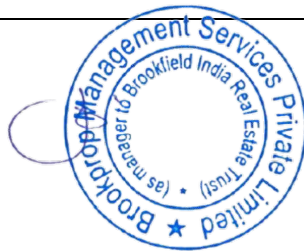
Notes to the financial statements for the period ended 30 June 2025

25 Related party disclosures

a) List of related parties

Description of relationship	Name of the party
Ultimate Holding Company	Brookfield Corporation
Holding Company	BPG Manager Holdings GP ULC
Fellow subsidiary	Brookprop Property Management Services Private Limited
Group Companies of entity having significant influence	Candor India Office Parks Private Limited
	Equinox Business Parks Private Limited
	Brookfield India Real Estate Trust
	Parthos Properties Private Limited
	Schloss Chanakya Private Limited
	Aerobode one Private Limited
	Sriton Properties Private Limited
Other Affiliates	Goveva Private Limited
Key management personnel	Mr. Alok Aggarwal (Chief Executive Officer and Managing Director) Mr. Saurabh Jain (Company Secretary) Mr. Amit Jain (Chief Financial Officer) Mr. Ankur Gupta (Non-Executive Director) Mr. Akila Krishnakumar (Independent Director) Mr. Shailesh Vishnubhai Haribhakti (Independent Director) Mr. Rajnish Kumar (Independent Director) Mr. Sucharda Thomas Jan (Non-Executive Director) Mr. Keki Minoo Mistry (Independent Director w.e.f. June 23, 2025) Mr. Rachit Kothari (Non-Executive Director w.e.f. June 23, 2025)

b) Transactions with related party			
Nature of transaction/ Entity's Name		For the period ended 30 June 2025	For the year ended 31 March 2025
Investment, Management & Administrative fee (excluding GST)			
- Brookfield India Real Estate Trust		30.81	106.55
Total		30.81	106.55
Reimbursement of expense incurred on behalf of (excluding GST)			
- Candor India Office Parks Private Limited		-	24.49
- Equinox Business Parks Private Limited		-	0.68
- Parthos Properties Private Limited		-	3.40
-Sriton Properties Private Limited		-	12.25
- Aerobode one Private Limited		-	4.08
- Brookprop Property Management Services Private Limited		-	84.87
Total		-	129.77
Reimbursement of expense incurred by (excluding GST)			
- Schloss Chanakya Private Limited		-	0.59
- Brookprop Property Management Services Private Limited		0.42	13.29
Total		0.42	13.88
Sale of Fitouts (excluding GST)			
- BrookProp Property Management Services Private Limited		-	106.55
Total		-	106.55
Subscription Fees(excluding GST)			
- Goveva Private Limited		0.11	0.44
Total		0.11	0.44



Brookprop Management Services Private Limited

CIN: U74999MH2018FTC306865

(All amounts are in INR million unless otherwise stated)

Notes to the financial statements for the period ended 30 June 2025

Rent & hire charges (excluding GST)			
- Parthos Properties Private Limited		-	89.74
Total		-	89.74
Repair & Maintenance - Others (excluding GST) (CAM Charges)			
- Parthos Properties Private Limited		-	12.19
		-	12.19
Disclosures as per Indian Accounting Standard (Ind AS) - 24 Related Party Disclosures (continue)			
c) Outstanding balances as at year end			
Account Balance/Entity's Name		As at 30 June 2025	As at 31 March 2025
Other receivables			
- Brookfield India Real Estate Trust		31.75	32.85
- Brookprop Property Management Services Private Limited		1.40	127.94
Total		33.15	160.79
Prepaid Expenses			
- BrookProp Property Management Services Private Limited		0.03	0.06
Total		0.03	0.06
Other Payables			
- Brookfield Corporation		-	0.75
- BrookProp Property Management Services Private Limited		11.84	11.49
Total		11.84	0.75
Security deposit receivable			
- Parthos Properties Private Limited		-	57.76
Total		-	57.76

