

BROOKFIELD INDIA REAL ESTATE TRUST REPORTS Q4 AND ANNUAL FINANCIAL YEAR 2025 RESULTS

Brookfield India Real Estate Trust (Tickers: BSE: 543261, NSE: BIRET) (“BIRET”), India’s only 100% institutionally managed office REIT, today announced financial results for the fourth quarter and financial year ended March 31, 2025.

“Our fiscal 2025 has been a remarkable all-round performance, delivering strong leasing, double digit same-store growth, higher distributions and a marquee acquisition. Our Rs.47 billion of capital issuance reflects investor confidence in our long-term strategic vision. With 2.0M sf of ongoing conversions in our SEZ properties and a robust leasing pipeline, we are well-positioned for sustained growth over the next year.” said **Alok Aggarwal, CEO and Managing Director, Brookfield India Real Estate Trust.**

KEY HIGHLIGHTS: FY2025

Leasing

- Achieved gross leasing of ~3.0M sf, including 2.2M sf of new leasing and 0.8M sf of renewals. More than 50% of the leasing was in SEZ properties, indicating steady demand recovery
- Committed occupancy increased by 6% YoY backed by robust leasing efforts
- Achieved 8.7% average escalation on 6.4M sf of leased area and a mark-to-market of 19% on re-leasing of 1.8M sf.

Financials

- Income from Operating Lease Rentals grew by 36% YoY to Rs. 17,489 million (from Rs. 12,829 million in FY2024).
- Net Operating Income⁽¹⁾ grew by 37% YoY to Rs. 18,540 million (from Rs. 13,500 million in FY2024).
- Announced distributions totaling Rs. 10,537 million (Rs. 19.25 per unit), 8.5% higher than FY2024.

Note: (1). Excluding income support in N2 and G1

Acquisition and Capital Raise

- In Q1FY2025, completed the acquisition of a 50% stake in a 3.3M sf commercial portfolio in Delhi-NCR from Bharti Enterprises for Rs. 12,280 million.
 - Issued 40.93 million units to Bharti Enterprises at Rs. 300 per unit (18.5% premium to floor price).

- In Q3FY2025, raised Rs. 35 billion via QIP, backed by marquee global and domestic investors, creating headroom for future growth.

ESG

- Received 5-star rating from GRESB for the third consecutive year.
 - Recognized as Global Sector Leader for Sustainable Mixed-use Development (Baytown, Kolkata).
 - Ranked #1 in Asia for Management Score, with 100% governance score.
- Achieved 40% renewable energy transition for 15.4M sf across Gurugram and Noida assets via Brookfield's Bikaner Solar Project.
- Completed Phase 1 of green energy transition at Noida campuses, reducing 11,000 MT of CO₂ emissions annually.
- Received the EDGE certification in Downtown Powai (SEZ) for more than 20% savings in energy, water and embodied energy from benchmark
- Received WELL Equity Rating for North Commercial Portfolio demonstrating strong sustainability focus

KEY HIGHLIGHTS: Q4 FY2025

Leasing

- Achieved 651,000 sf of gross leasing with an average re-leasing spread of 28%.
- Achieved 6.5% average escalation on 1.4M sf of leased area and a mark-to-market of 17% on re-leasing of 0.3M sf.
- Committed occupancy increased to 88%, in line with the stated guidance for FY2025 and ~600bps YoY

Financials

- Income from Operating Lease Rentals grew by 14% YoY to Rs. 4,603 million (from Rs. 4,048 million in Q4 FY2024).
- Net Operating Income⁽¹⁾ grew by 16% YoY to Rs. 4,885 million (from Rs 4,220 million in Q4 FY2024).
- Announced distribution of Rs 3,191 million (Rs. 5.25 per unit) for the quarter, 10.5% higher than Q4 FY2024.
- Gross Asset Value grew by 30% to Rs. 380 billion (from Rs. 292 billion as on March 31, 2024), including addition of the North Commercial Portfolio.

Note: (1). Excluding income support in G1

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, and 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

Reema Kundnani

Email: reema.kundnani@brookfieldproperties.com; Mobile No: +91-9967556572