

August 17, 2023

BSE Limited

The Corporate Relations Department,
25th Floor, P J Towers, Dalal Street
Fort, Mumbai – 400 001

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

The Corporate Relations Department
Exchange Plaza, 5th Floor,
Plot no. C/1, G Block
Bandra-Kurla Complex, Bandra(E),
Mumbai – 400 051

SYMBOL: BIRET

Subject: Intimation of newspaper advertisement for financial results for the quarter ended June 30, 2023.

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 and Pune) and **Business Line – Hindu** (Bengaluru, Mumbai, Kolkata, Kozhikode, Kochi, Coimbatore, New Delhi, Hubballi, Hyderabad, Chennai, Madurai, Mangalore, Tirupati, Thiruvananthapuram, Tiruchirappalli, Vijayawada, Visakhapatnam) on August 17, 2023 in respect of the condensed consolidated financial statements for the quarter ended June 30, 2023 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 a manager of Brookfield India Real Estate Trust)**

Saurabh Jain**Company Secretary and 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

High-quality portfolio poised for growth.



Sector Leader for Sustainable Office Development in Asia

₹23 BILLION

Institutional Placement to 64 Investors

₹4 BILLION FROM SPONSOR GROUP⁽¹⁾
Preferential Issuance

Q2 FY2024

Expected Closure of Acquisitions of Downtown Powai and Candor TechSpace G1

49%

Renewal spread on 0.2 MSF

9% ON 1.7 MSF

Escalation Achieved

87%

Effective Economic Occupancy

₹2,453 MILLION

Adjusted Net Operating Income

Financial results for the quarter ended June 30, 2023

PART I: Condensed Consolidated Statement of Profit and Loss

Particulars	₹ in Millions			
	For the quarter ended 30 June 2023 (Unaudited)	For the quarter ended 31 March 2023 (Unaudited)	For the quarter ended 30 June 2022 (Unaudited)	For the year ended 31 March 2023 (Audited)
Income and gains				
Revenue from operations	3,140.94	3,024.24	2,910.40	11,969.99
Other income	66.41	53.03	97.29	324.80
Total Income	3,207.35	3,077.27	3,007.69	12,294.79
Expenses and losses				
Cost of material consumed	14.28	19.55	7.03	54.84
Employee benefits expenses	90.62	94.25	84.05	347.31
Finance costs	1,202.26	1,146.48	958.61	4,324.57
Depreciation and amortization expenses	1,197.08	705.09	690.98	2,752.02
Investment management fees	19.40	19.73	20.32	80.11
Valuation Expenses	2.50	4.68	1.67	12.56
Trustee Fees	0.73	0.73	0.74	2.95
Other expenses	902.22	816.27	786.35	3,316.53
Total expenses	3,429.09	2,806.78	2,549.75	10,890.89
Profit/(Loss) before tax	(221.74)	270.49	457.94	1,403.90
Tax expense:				
Current tax				
- for current period	11.54	7.71	11.87	40.17
- for earlier years	(6.68)	(0.78)	(11.38)	(12.89)
Deferred tax charge/(credit)	43.45	(63.36)	(13.98)	64.30
Tax expense for the period/year	48.31	(56.43)	(13.49)	91.58
Profit/(Loss) for the period/year after tax	(270.05)	326.92	471.43	1,312.32
Other comprehensive income				
Items that will not be reclassified to profit or loss				
- Remeasurement of defined benefit obligations	(1.24)	(1.14)	0.77	1.03
- Income tax related to items that will not be reclassified to profit or loss	0.43	0.24	(0.18)	(0.37)
Other comprehensive income/(loss) for the period/year, net of tax	(0.81)	(0.90)	0.59	0.66
Total comprehensive income/(loss) for the period/year	(270.86)	326.02	472.02	1,312.98
Earnings per unit				
Basic	(0.81)	0.98	1.41	3.92
Diluted	(0.81)	0.98	1.41	3.92

Condensed Consolidated Financial Statements

Part II: Select explanatory notes to the Condensed Consolidated Financial Statements for the quarter ended 30 June 2023

- The above is an extract of the detailed format of quarter results filed with the Stock Exchanges vide Circular no: CIR/IMD/DF/146/2016 issued by SEBI (SEBI Circular). The full format of the quarter 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 ended 30 June 2023 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors in their meeting held on 14 August 2023.
- The Condensed Consolidated Financial Statements for the quarter ended 30 June 2023 were 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 SEBI circular number CIR/IMD/DF/146/2016 dated 29 December 2016 ("REIT Regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as defined in Rule 2(1)(a) 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: Net Distributable Cash Flows (NDCF) of Brookfield India REIT pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016

S.No.	Particulars	₹ in Millions			
		For the quarter ended 30 June 2023 (Unaudited)	For the quarter ended 31 March 2023 (Unaudited)	For the quarter ended 30 June 2022 (Unaudited)	For the year ended 31 March 2023 (Audited)
1	Net Distributable Cash Flows	1,644.11	1,672.12	1,719.34	6,786.11
2	Distribution payout ratio	99.8%	100.2%	99.4%	99.7%
3	Distribution	1,641.60	1,675.43	1,708.94	6,768.75
	- Payment of interest	763.24	770.70	820.96	3,163.22
	- Payment of dividend	-	-	20.11	83.78
	- Repayment of SPV debt	861.30	891.33	857.82	3,481.55
	- Interest on fixed deposit	17.06	13.40	10.05	40.20
4	No. of units outstanding	426,388,422*	33,50,87,073	33,50,87,073	33,50,87,073
5	Distribution per unit (DPU) in ₹	3.85	5.00	5.10	20.20

The Board of Directors of the Manager to the Trust, in their meeting held on 14 August 2023, have declared distribution to Unitholders of ₹ 3.85 per unit which aggregates to ₹ 1,641.60 million for the quarter ended 30 June 2023. The distributions of ₹ 3.85 per unit comprises ₹ 1.79 per unit in the form of interest payment on shareholder loan and CCD's, ₹ 2.02 per unit in the form of repayment of SPV debt and the balance ₹ 0.04 per unit in the form of interest on fixed deposit.

* Number of units considered are outstanding units as on record date for distribution.

(1) Subject to unitholder approval.

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

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GRESB
REAL ESTATE
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