

May 07, 2025

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

Sub: Intimation of newspaper advertisement for financial results for the quarter and year ended March 31, 2025.

Dear Sir/Ma'am,

Please find enclosed copy of the newspaper advertisements published in The Economic Times (Editions – Pan India) on May 7, 2025, in respect of the condensed consolidated financial statements for the quarter, half year and year ended March 31, 2025, 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, P B Marg, Worli,
Mumbai, Maharashtra, India, 400025

Brookfield

India Real Estate Trust

Exceeding Expectations.
Expanding Portfolio.
Empowering Growth.

3.0M sf Gross Leasing
(18% Spread)

16%+ YoY Occupancy growth driven
by robust leasing demand

115% YoY Same Store NOI growth
driven by occupancy growth

₹19.25/unit For FY2025
+8.5% YoY

₹4,728 Cr Raised through QIP and
preferential issue ⁽¹⁾

17% NDCF growth – Backed by
accretive acquisition ⁽²⁾



Financial results for the quarter, half year and year ended March 31, 2025

Part I: Condensed Consolidated Statement of Profit and Loss

| Particulars | ₹ in Million | | | | | | | |
|--|---|--|---|---|---|---|--|--|
| | For the quarter ended 31 March 2025 (Unaudited) | For the quarter ended 31 December 2024 (Unaudited) | For the quarter ended 31 March 2024 (Unaudited) | For the half year ended 31 March 2025 (Unaudited) | For the half year ended 30 September 2024 (Unaudited) | For the half year ended 31 March 2024 (Unaudited) | For the year ended 31 March 2025 (Audited) | For the year ended 31 March 2024 (Audited) |
| Income and gains | | | | | | | | |
| Revenue from operations | 6,201.16 | 6,015.13 | 5,358.97 | 12,216.29 | 11,639.64 | 10,666.78 | 23,855.93 | 17,870.68 |
| Interest income | 163.03 | 182.84 | 115.05 | 345.87 | 242.71 | 296.01 | 588.58 | 495.68 |
| Other income | 32.20 | 155.89 | 28.82 | 188.09 | 41.48 | 103.97 | 229.57 | 116.06 |
| Total income | 6,396.39 | 6,353.86 | 5,502.84 | 12,750.25 | 11,923.83 | 11,066.76 | 24,674.08 | 18,482.42 |
| Expenses and losses | | | | | | | | |
| Cost of material consumed | 22.13 | 20.76 | 21.12 | 42.89 | 40.79 | 42.74 | 83.68 | 73.65 |
| Employee benefits expenses | 70.42 | 57.52 | 127.00 | 127.94 | 119.53 | 255.68 | 247.47 | 474.35 |
| Finance costs | 2,267.66 | 2,855.71 | 2,746.64 | 5,123.37 | 5,658.40 | 5,473.09 | 10,781.77 | 8,522.45 |
| Depreciation and amortization expenses | 1,112.96 | 1,115.26 | 1,025.72 | 2,228.22 | 2,070.68 | 2,075.79 | 4,298.90 | 4,112.09 |
| Investment management fees | 39.86 | 33.62 | 24.13 | 73.48 | 52.25 | 48.78 | 125.73 | 90.92 |
| Valuation Expenses | 3.07 | 7.86 | 7.51 | 10.93 | 15.37 | 10.05 | 26.29 | 20.51 |
| Trustee Fees | 0.73 | 0.74 | 0.73 | 1.47 | 1.48 | 1.47 | 2.95 | 2.95 |
| Audit fees | 13.13 | 8.71 | 15.26 | 21.84 | 19.47 | 23.13 | 41.33 | 42.78 |
| Insurance | 16.02 | 17.33 | 17.10 | 33.35 | 40.42 | 38.14 | 73.77 | 72.43 |
| Repair and maintenance | 488.01 | 391.13 | 360.04 | 879.14 | 825.04 | 748.88 | 1,704.18 | 1,329.44 |
| Other expenses | 1,069.52 | 1,068.30 | 809.22 | 2,137.81 | 2,113.76 | 1,745.94 | 4,251.56 | 3,198.74 |
| Total expenses | 5,103.52 | 5,576.94 | 5,154.47 | 10,680.44 | 10,957.19 | 10,463.69 | 21,637.63 | 17,940.31 |
| Profit before share of profit of equity accounted investee and tax | 1,292.87 | 776.92 | 348.37 | 2,069.81 | 966.64 | 603.07 | 3,036.45 | 542.11 |
| Share of net (loss) (after tax) of joint venture accounted for using the equity method | (146.45) | (315.69) | - | (462.14) | (79.30) | - | (541.43) | - |
| Profit before tax | 1,146.42 | 461.23 | 348.37 | 1,607.67 | 887.34 | 603.07 | 2,495.02 | 542.11 |
| Tax expense: | | | | | | | | |
| Current tax | | | | | | | | |
| -for current period | 38.44 | 61.80 | 32.95 | 100.24 | 77.71 | 38.82 | 177.95 | 101.83 |
| -for earlier years | 0.73 | 3.27 | 10.05 | 4.00 | (0.52) | 8.44 | 3.48 | 1.76 |
| Deferred tax charge | 321.05 | 161.89 | 287.65 | 482.94 | 231.12 | 418.41 | 714.06 | 592.02 |
| Tax expense for the period/ year | 360.22 | 226.96 | 330.65 | 587.18 | 308.31 | 465.67 | 895.49 | 695.61 |
| Profit/(Loss) for the period/ year after tax* | 786.21 | 234.27 | 17.72 | 1,020.49 | 579.03 | 137.40 | 1,599.53 | (153.50) |
| Other comprehensive income (loss) | | | | | | | | |
| Items that will not be reclassified to profit or loss | | | | | | | | |
| - Remeasurement of defined benefit obligations | 0.40 | (0.91) | (1.41) | (0.51) | 2.72 | 1.42 | 2.21 | 0.89 |
| - Income tax related to items that will not be reclassified to profit or loss | (0.15) | 0.36 | 0.33 | 0.21 | (0.71) | (0.47) | (0.54) | (0.18) |
| - Share of other comprehensive income of joint venture accounted for using the equity method | (0.77) | 0.52 | - | (0.25) | (0.40) | - | (0.62) | - |
| Other comprehensive income/(loss) for the period/ year, net of tax | (0.52) | (0.03) | (1.08) | (0.55) | 1.61 | 0.95 | 1.05 | 0.71 |
| Total comprehensive income/(loss) for the period/ year | 785.69 | 234.24 | 16.64 | 1,019.94 | 580.64 | 138.35 | 1,600.58 | (152.79) |
| Profit for the period/ year after income tax attributable to unit holders of Brookfield India REIT | 694.22 | 319.54 | 117.15 | 1,013.76 | 833.84 | 346.59 | 1,847.60 | 121.10 |
| Profit/(Loss) for the period/ year after income tax attributable to non-controlling interests | 45.19 | (85.27) | (99.43) | (40.08) | (207.99) | (209.20) | (248.06) | (274.60) |
| Total comprehensive income for the period/ year attributable to unit holders of Brookfield India REIT | 693.80 | 319.51 | 116.06 | 1,013.31 | 835.34 | 347.55 | 1,848.65 | 121.80 |
| Total comprehensive income/(loss) for the period/ year attributable to non-controlling interests | 45.19 | (85.27) | (99.43) | (40.08) | (207.99) | (209.20) | (248.06) | (274.59) |
| Earnings per unit | | | | | | | | |
| Basic | 1.14 | 0.68 | 0.33 | 1.82 | 1.81 | 0.79 | 3.63 | 3.92 |
| Diluted | 1.14 | 0.68 | 0.33 | 1.82 | 1.81 | 0.79 | 3.63 | 3.92 |

* there are no such exceptional or extraordinary items

Condensed Consolidated Financial Statements

Part II: Select explanatory notes to the Condensed Consolidated Financial Statements for the quarter, half year and year ended 31 March 2025

1. The above is an extract of the detailed format of quarter, half year and year ended results filed with the Stock Exchanges vide master circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024 issued by SEBI (SEBI Master Circular). The full format of the quarter, half year and year ended financial results are available on the website of Bombay Stock Exchange and National Stock Exchange of India and on website of the Brookfield India REIT at www.brookfieldindiareit.in.

- The Audited Condensed Consolidated Financial Statements ("Condensed Consolidated Financial Statements") of Brookfield India REIT and its subsidiaries (together known as "Brookfield India REIT Portfolio companies" or "Group") for the quarter, half year and year ended 31 March 2025 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors in their meeting held on 05 May 2025.
- The Condensed Consolidated Financial Statements for the year ended 31 March 2025 was subjected to audit by Statutory Auditors of Brookfield India REIT and they have issued an unmodified opinion. The audit 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 Master Circular ("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.
- There is no change in the accounting policies for the quarter, half year and year ended 31 March 2025.

Part III: Statement of Net Assets at fair value

| S. No. | Particulars | As at 31 March 2025 (Audited) | As at 31 March 2024 (Audited) |
|----------|---|-------------------------------|-------------------------------|
| A | Assets | 3,40,313.06 | 3,07,198.31 |
| B | Liabilities | (1,05,771.61) | (1,33,507.62) |
| | Add: Other Adjustment | 247.63 | 563.40 |
| C | Net Assets (A-B) | 2,34,789.08 | 1,74,254.09 |
| D | Less: Non-controlling interest | (30,372.78) | (28,213.30) |
| E | Net Assets attributable to unit holders of Brookfield India REIT | 2,04,416.30 | 1,46,040.79 |
| F | No. of units | 60,77,52,448 | 43,90,85,222 |
| G | NAV per unit (E/F) | 336.35 | 332.60 |

Part IV: Net Distributable Cash Flows (NDCF) of Brookfield India REIT pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

| S. No. | Particulars | For the quarter ended 31 March 2025 (Unaudited) | For the quarter ended 31 December 2024 (Unaudited) | For the quarter ended 31 March 2024 (Unaudited) | For the half year ended 31 March 2025 (Unaudited) | For the half year ended 30 September 2024 (Unaudited) | For the half year ended 31 March 2024 (Unaudited) | For the year ended 31 March 2025 (Audited) | For the year ended 31 March 2024 (Audited) |
|----------|------------------------------------|---|--|---|---|---|---|--|--|
| 1 | Net Distributable Cash Flows | 3,191.12 | 2,982.24 | 2,045.36 | 6,173.36 | 4,452.43 | 4,134.06 | 10,625.79 | 7,705.20 |
| 2 | Distribution payout ratio | 99.99% | 99.9% | 102.0% | 99.92% | 98.1% | 100.9% | 99.16% | 100.5% |
| 3 | Distribution* | 3,190.70 | 2,977.98 | 2,085.66 | 6,168.68 | 4,368.14 | 4,171.32 | 10,536.82 | 7,744.90 |
| | -Payment of interest | 1,197.27 | 942.01 | 957.21 | 2,139.28 | 1,656.05 | 1,927.59 | 3,795.33 | 3,599.74 |
| | -Payment of dividend | 328.19 | 638.14 | - | 966.33 | 489.62 | - | 1,455.95 | - |
| | -Repayment of SPV debt | 1,640.93 | 1,343.13 | 1,102.10 | 2,984.06 | 2,164.87 | 2,191.03 | 5,148.93 | 3,991.97 |
| | -Interest on fixed deposit | 24.31 | 54.70 | 26.35 | 79.01 | 57.60 | 52.70 | 136.61 | 153.19 |
| 4 | No of units outstanding | 60,77,52,448 | 60,77,52,448 | 43,90,85,222 | 60,77,52,448 | 48,00,15,222 | 43,90,85,222 | 60,77,52,448 | 43,90,85,222 |
| 5 | Distribution per unit (DPU) in Rs. | 5.25 | 4.90 | 4.75 | 10.15 | 9.10 | 9.50 | 19.25 | 17.75 |

The Board of Directors of the Manager to the Trust, in their meeting held on 05 May 2025, have declared distribution to Unitholders of ₹25 per unit which aggregates to ₹3,190.70 million for the quarter ended 31 March 2025. The distributions of ₹25 per unit comprises ₹1.97 per unit in the form of interest payment on shareholder loan, CCD's and NCD's, ₹2.70 per unit in the form of repayment of SPV debt and NCD, ₹0.54 per unit in the form of dividend and the balance ₹0.04 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.

(1) More than doubled the free float (2) Accretive acquisition of 3.3M sf portfolio

*5 Assets [Candor TechSpace (G1), Candor TechSpace (G2), Candor TechSpace (N1), Candor TechSpace (N2), and Candor TechSpace (K1)] received the Sword of Honour from British Safety Council.

DISCLAIMER: This publication has been prepared for general information purposes only. 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.