

August 04, 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 ended June 30, 2025.

Dear Sir/Ma'am,

Please find enclosed copy of the newspaper advertisements published in The Economic Times (Editions – Pan India) on August 04, 2025, in respect of the unaudited consolidated financial results for the quarter ended June 30, 2025, of Brookfield India Real Estate Trust.

You are requested to take the above information on record.

Thanking You.

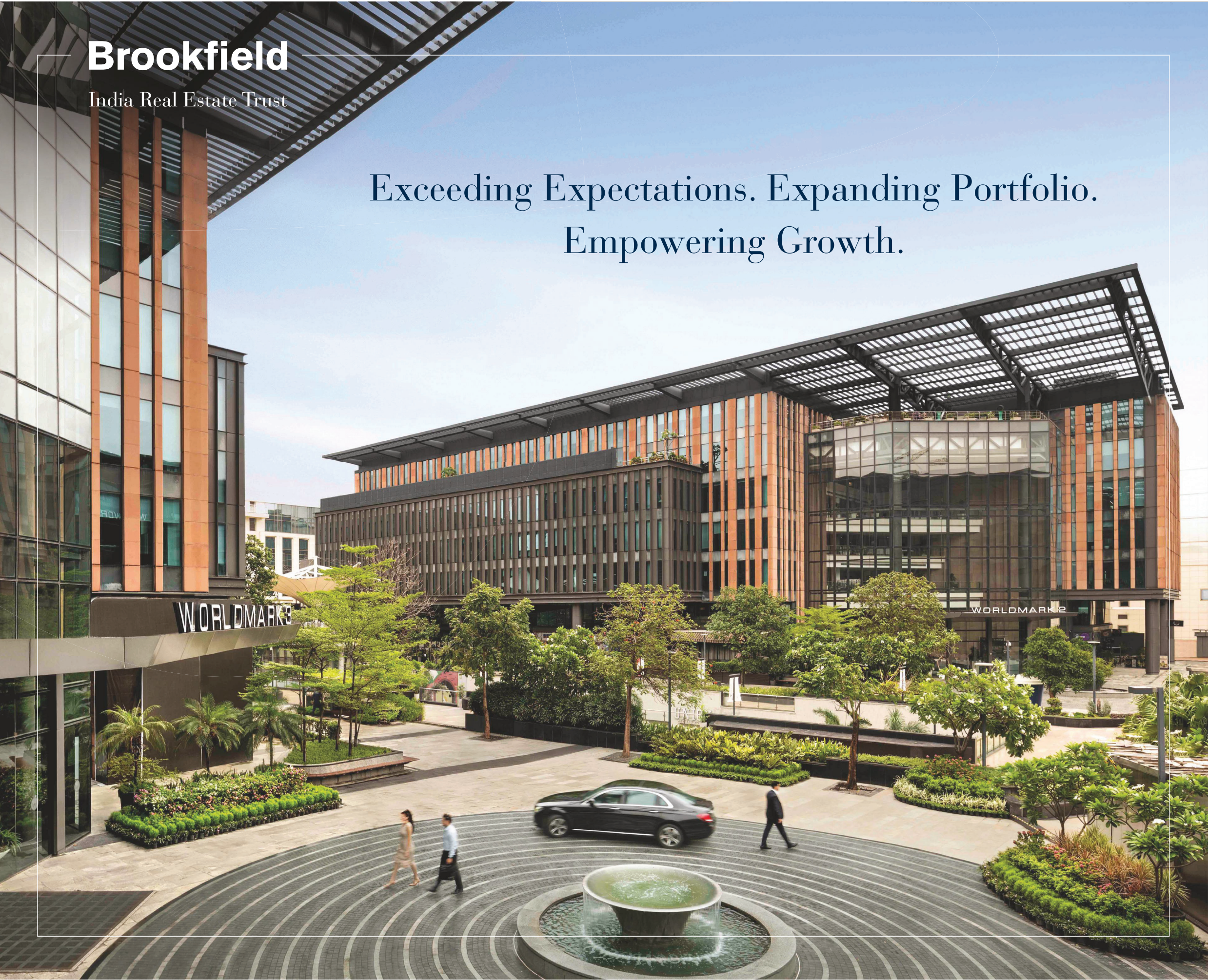
Yours Faithfully,

**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



651K sf Gross Leasing
(22% Spread)
5.25/unit For Q1 FY2026
↑17% YoY

89% Committed
Occupancy
↑ 9% YoY Occupancy Growth
in Last 18 Months

↑ 13% YoY Same Store
NOI Growth
₹4,986M Net Operating
Income (NOI) ⁽¹⁾



Financial results for the quarter ended June 30, 2025

PART I: Consolidated Statement of Profit and Loss

Particulars	₹ in Million			
	For the quarter ended 30 June 2025 (Unaudited)	For the quarter ended 31 March 2025 (Unaudited)	For the quarter ended 30 June 2024 (Unaudited)	For the year ended 31 March 2025 (Audited)
Revenue from operations	6,416.17	6,201.16	5,737.61	23,855.93
Other income	122.18	195.23	181.61	818.15
Total income	6,538.35	6,396.39	5,919.22	24,674.08
Expenses				
Cost of material consumed	25.12	22.13	20.80	83.68
Employee benefits expenses	73.57	70.42	60.03	247.47
Finance costs	2,047.50	2,267.66	2,787.29	10,781.77
Depreciation and amortization expenses	1,047.64	1,112.96	1,021.90	4,298.90
Other expenses	1,669.15	1,630.35	1,497.92	6,225.81
Total expenses	4,862.98	5,103.52	5,387.94	21,637.63
Profit before share of profit of equity accounted investee and tax	1,675.37	1,292.87	531.28	3,036.45
Share of net loss (after tax) of joint venture accounted for using the equity method	(148.02)	(146.45)	(19.59)	(541.43)
Profit before tax	1527.35	1146.42	511.69	2495.02
Tax expense:				
Current tax				
-for current period	77.57	38.44	38.61	177.95
-for earlier years	2.22	0.73	(1.47)	3.48
Deferred tax charge	124.57	321.05	83.08	714.06
Tax expense for the period/ year	204.36	360.22	120.22	895.49
Profit for the period/ year after tax*	1322.99	786.21	391.47	1599.53
Other comprehensive income/(loss)				
Items that will not be reclassified to profit or loss				
- Remeasurement of defined benefit obligations	0.84	0.40	1.40	2.21
- Income tax related to items that will not be reclassified to profit or loss	(0.24)	(0.15)	(0.40)	(0.54)
- Share of other comprehensive income of joint venture accounted for using the equity method	0.22	(0.77)	(0.02)	(0.62)
Other comprehensive income/(loss) for the period/ year, net of tax	0.82	(0.52)	0.98	1.05
Total comprehensive income for the period/ year	1323.81	785.69	392.45	1600.58
Profit for the period/ year after income tax attributable to unit holders of Brookfield India REIT	1245.56	741.02	519.00	1847.60
Profit/ (Loss) for the period/ year after income tax attributable to non- controlling interests	77.43	45.19	(127.53)	(248.06)
Total comprehensive income for the period/ year attributable to unit holders of Brookfield India REIT	1246.38	740.50	519.98	1848.65
Total comprehensive income/ (loss) for the period/ year attributable to non- controlling interests	77.43	45.19	(127.53)	(248.06)
Earnings per unit				
Basic	2.05	1.22	1.17	3.63
Diluted	2.05	1.22	1.17	3.63

* there are no such exceptional or extraordinary items

Consolidated Financial Results

Part II: Select explanatory notes to the Consolidated Financial Results for the quarter ended 30 June 2025

- The above is an extract of the detailed format of quarter ended results filed with the Stock Exchanges vide master circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (SEBI Master Circular). The full format of the quarter ended financial results are available on the website of Stock Exchanges i.e. BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com) and on website of the Brookfield India REIT at <https://www.brookfieldindiareit.in/results.php#Results>
- The Unaudited Consolidated Financial Results ("Consolidated Financial Results") of Brookfield India REIT for the quarter ended 30 June 2025 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors in their meeting held on 01 August 2025.
- The Consolidated Financial Results for the quarter ended 30 June 2025 was subjected to limited review by the Statutory Auditors of Brookfield India REIT and they have expressed an unmodified review conclusion. The limited review report of the Statutory Auditors was filed with Stock Exchanges and is also available on website of the Brookfield India REIT's at www.brookfieldindiareit.in/results.php#Results
- The Consolidated Financial Results 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 ended 30 June 2025.

Part III: Net Distributable Cash Flows (NDCF) of Brookfield India REIT pursuant to SEBI Master Circular dated 11 July 2025.

₹ in Million					
Sr No.	Particulars	For the quarter ended 30 June 2025 (Unaudited)	For the quarter ended 31 March 2025 (Unaudited)	For the quarter ended 30 June 2024 (Unaudited)	For the year ended 31 March 2025 (Audited)
1	Net Distributable Cash Flows	3,190.70	3,191.15	2,167.60	10,625.80
2	Distribution payout ratio	100.00%	99.99%	99.65%	99.16%
3	Distribution*	3,190.70	3,190.70	2,160.07	10,536.82
	-Payment of interest	1148.65	1197.27	859.23	3,795.33
	-Payment of dividend	382.88	328.19	244.81	1,455.95
	-Repayment of SPV debt	1647.01	1640.93	1022.43	5,148.93
	-Interest on fixed deposit	12.16	24.31	33.60	136.61
4	No of units outstanding	60,77,52,448	60,77,52,448	48,00,15,222	60,77,52,448
5	Distribution per unit (DPU) in Rs.	5.25	5.25	4.50	19.25

The Board of Directors of the Manager to the Trust, in their meeting held on 01 August 2025, have declared distribution to Unitholders of ₹ 5.25 per unit which aggregates to ₹3,190.70 million for the quarter ended 30 June 2025. The distributions of ₹5.25 per unit comprises ₹1.89 per unit in the form of interest payment on shareholder loan, CCD's and NCD's, ₹2.71 per unit in the form of repayment of SPV debt and NCD, ₹0.63 per unit in the form of dividend 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. The information contained herein is audited/unaudited and should be read together with our 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.

(1) Excluding ₹1,357M NOI for North Commercial 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.