

November 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 half year ended September 30, 2025.

Dear Sir/Ma'am,

Please find enclosed copy of the newspaper advertisements published in The Economic Times (Editions – Pan India) on November 06, 2025, in respect of the unaudited consolidated financial results for the quarter and half year ended September 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

At the Forefront of
Global Workspaces



592K sf Gross Leasing
in Q2 FY2026

90% Committed
Occupancy

10% Occupancy Growth
in Last 2 Years

₹5,094M Net Operating
Income (NOI)^
in Q2 FY2026

12% YoY Same Store
NOI Growth

₹5.25 Distribution Per Unit (DPU)
in Q2 FY2026



5 STAR GRESB RATING FOR
THE FOURTH CONSECUTIVE YEAR

GLOBAL SECTOR LEADER
STANDING-INVESTMENTS
(OFFICE-LISTED) & DEVELOPMENTS
(MIXED USE-LISTED)*

Financial results for the quarter and the half year ended September 30, 2025

PART I: Consolidated Statement of Profit and Loss

Particulars	₹ in Million					
	For the quarter ended 30.09.2025 (Unaudited)	For the quarter ended 30.06.2025 (Unaudited)	For the quarter ended 30.09.2024 (Unaudited)	For the half year ended 30.09.2025 (Unaudited)	For the half year ended 30.09.2024 (Unaudited)	For the year ended 31.03.2025 (Audited)
Revenue from operations	6,706.29	6,416.18	5,902.02	13,122.47	11,639.64	23,855.93
Other income	231.12	122.18	128.63	353.30	284.19	818.15
Total income	6,937.41	6,538.36	6,030.65	13,475.77	11,923.83	24,674.08
Expenses						
Cost of material consumed	23.20	25.12	19.99	48.32	40.79	83.68
Employee benefits expenses	70.70	73.57	59.51	144.27	119.53	247.47
Finance costs	2,022.22	2,047.48	2,871.11	4,069.70	5,658.40	10,781.77
Depreciation and amortization expenses	1,069.14	1,047.64	1,048.79	2,116.78	2,070.68	4,298.90
Other expenses	1,840.17	1,669.15	1,569.82	3,509.32	3,067.78	6,225.81
Total expenses	5,025.43	4,862.96	5,569.22	9,888.39	10,957.18	21,637.63
Profit before share of profit of equity accounted investee and tax	1,911.98	1,675.40	461.43	3,587.38	966.65	3,036.45
Share of net loss (after tax) of joint venture accounted for using the equity method	(121.22)	(148.02)	(59.71)	(269.24)	(79.30)	(541.43)
Profit before tax	1,790.76	1,527.38	401.72	3,318.14	887.35	2,495.02
Tax expense:						
Current tax						
-for current period	127.24	77.57	27.70	204.81	77.71	177.95
-for earlier years	(1.34)	2.22	0.95	0.88	(0.52)	3.48
Deferred tax charge	171.05	124.57	146.50	295.62	231.12	714.06
Tax expense for the period/year	296.95	204.36	175.15	501.31	308.31	895.49
Profit for the period/year after tax*	1,493.81	1,323.02	226.57	2,816.83	579.04	1,599.53
Other comprehensive income/(loss)						
Items that will not be reclassified to profit or loss						
- Remeasurement of defined benefit obligations	1.28	0.84	1.32	2.12	2.72	2.21
- Income tax related to items that will not be reclassified to profit or loss	(0.37)	(0.24)	(0.35)	(0.61)	(0.71)	(0.54)
- Share of other comprehensive income of joint venture accounted for using the equity method	(0.10)	0.22	(0.34)	0.12	(0.40)	(0.62)
Other comprehensive income for the period/year, net of tax	0.81	0.82	0.63	1.63	1.61	1.05
Total comprehensive income for the period/year	1,494.62	1,323.84	227.20	2,818.46	580.65	1,600.58
Profit for the period/year after income tax attributable to unit holders of Brookfield India REIT	1,394.63	1,245.59	307.03	2,640.22	787.03	1,847.60
Profit/(Loss) for the period/year after income tax attributable to non- controlling interests	99.18	77.43	(80.46)	176.61	(207.99)	(248.06)
Total comprehensive income for the period/year attributable to unit holders of Brookfield India REIT	1,395.44	1,246.41	307.66	2,641.85	788.64	1,848.64
Total comprehensive Income/(loss) for the period/ year attributable to non- controlling interests	99.18	77.43	(80.46)	176.61	(207.99)	(248.06)
Earnings per unit						
Basic	2.26	2.05	0.64	4.31	1.70	3.63
Diluted	2.26	2.05	0.64	4.31	1.70	3.63

* there are no such exceptional or extraordinary items

Consolidated Financial Results

Part II: Select explanatory notes to the Consolidated Financial Results of quarter and half year ended 30 September 2025

- The above is an extract of the detailed format of quarter and half year ended results filed with the Stock Exchanges vide master circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 ("Revised NDCF Framework"), which is applicable with effect from 11 July 2025 issued by SEBI (SEBI Circular). The full format of the quarter and half year 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 www.brookfieldindiareit.in/results.php#Results.
- The Unaudited Consolidated Financial Results ("Consolidated Financial Results") of Brookfield India REIT for the quarter and half year ended 30 September 2025 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors in their meeting held on November 4, 2025.
- The Consolidated Financial Results for the quarter and half year ended 30 September 2025 was subjected to limited review by 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 the Brookfield India REIT 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 No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 ("SEBI 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 SEBI 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 and half year ended 30 September 2025.

Part III: Statement of Net Assets at fair value

Sr No.	Particulars	As on 30.09.2025 (Unaudited)	As on 31.03.2025 (Audited)
A	Total Assets	3,64,608.66	3,40,313.06
B	Total Liabilities	(1,07,365.10)	(1,05,523.98)
C	Net Assets (A-B)	2,57,243.56	2,34,789.08
D	Less: Non-controlling interest	(33,829.60)	(30,648.92)
E	Net Assets attributable to unit holders of Brookfield India REIT	2,23,413.96	2,04,140.16
F	No. of units	64,00,10,513	60,77,52,448
G	NAV per unit (E/F)	349.08	335.89

Part IV: Net Distributable Cash Flows (NDCF) of Brookfield India REIT pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

₹ in Million						
Sr No.	Particulars	For the quarter ended 30.09.2025 (Unaudited)	For the quarter ended 30.06.2025 (Unaudited)	For the quarter ended 30.09.2024 (Unaudited)	For the half year ended 30.09.2025 (Unaudited)	For the half year ended 30.09.2024 (Unaudited)
1	Net Distributable Cash Flows	3,360.06	3,190.70	2,284.83	6,550.76	4,452.43
2	Distribution payout ratio	100.00%	100.00%	96.64%	100.00%	99.16%
3	Distribution*	3,360.06	3,190.70	2,208.07	6,550.76	4,368.14
	-Payment of interest	1,184.02	1,148.65	796.82	2,332.67	1,656.05
	-Payment of dividend	531.21	382.88	244.81	914.09	489.62
	-Repayment of SPV debt	1,619.23	1,647.01	1,142.44	3,266.24	2,164.87
	-Interest on fixed deposit	25.60	12.16	24	37.76	57.60
4	No of units outstanding	64,00,10,513	60,77,52,448	48,00,15,222	64,00,10,513	48,00,15,222
5	Distribution per unit (DPU) in ₹	5.25	5.25	4.60	10.50	9.10

*1. The Board of Directors of the Manager to the Trust, in their meeting held on 04 November 2025, have declared distribution to Unitholders of ₹ 5.25 per unit which aggregates to ₹ 3,360.06 million for the quarter ended 30 September 2025. The distributions of ₹ 5.25 per unit comprises ₹ 1.85 per unit in the form of interest payment on shareholder loan, CCD's and NCD's, ₹ 2.53 per unit in the form of repayment of SPV debt and NCD, ₹ 0.83 per unit in the form of dividend and the balance ₹ 0.04 per unit in the form of interest on fixed deposit. Along with distribution of ₹ 3,190.70 million/₹ 5.25 per unit for the quarter ended 30 June 2025, the cumulative distribution for the half year ended 30 September 2025 aggregates to ₹ 6,550.76 million/₹ 10.50 per unit.

* 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.

*Baytown,Kolkata

*Excluding ₹ 1,324M NOI of the North Commercial Portfolio