

August 01, 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: Outcome of meeting of Board of Directors held on Friday, August 01, 2025 – Press release, investor presentation and other matters**

Dear Sir/Ma'am,

In continuation to our letter dated August 01, 2025, with respect to the outcome of board meeting for considering financial results for the quarter ended June 30, 2025, please note that the Board of Directors of Brookprop Management Services Private Limited, the manager of Brookfield India Real Estate Trust ("**Brookfield India REIT**") in its meeting held on Friday, August 01, 2025, has also *inter-alia*:

- (a) Approved the issuance of up to 3,22,58,065 units of Brookfield India REIT at a price of ₹ 310 per unit in accordance with the floor price requirements determined in accordance with the provisions of paragraph 10.5(A)(10.5.1) of Chapter 10 of Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025 on guidelines for preferential issue of units and institutional placement of units by listed REITs issued by the Securities and Exchange Board of India as amended or clarified (the "**REIT Master Circular**"), to certain identified Investors, on a preferential basis ("**Third Party Preferential Issue**"), subject to the approval of the unitholders under Regulation 22(6) of the REIT Regulations, and subject to and in accordance with the terms of the unit subscription agreements to be entered into with the investors and any other document(s), as amended and supplemented thereto, and the provisions of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 (as amended) the REIT Master Circular and other applicable laws.

Details of the Preferential Issue are enclosed as **Annexure A**.

- (b) Approved the convening of an extraordinary meeting ("**EM**") of unitholders of Brookfield India REIT and issue of notice for such extraordinary meeting to be held on Tuesday, August 26, 2025 at 03:00 p.m. through video-conferencing / other audio-visual means, for seeking approval of the unitholders for the Third Party Preferential Issue.
- (c) Noted that in accordance with the right of first offer agreement dated August 31, 2020 (as supplemented from time to time) ("**ROFO Agreement**"), entered into by Brookfield India REIT, the shareholders of Equinox Business Parks Private Limited ("**Equinox and its shareholders, the 'Sellers'**"), have informed Brookfield India REIT that they

BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4929 5555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865

will pursue the offers to sell 100% of the shares held by them in Equinox to third party. However, in the event that such sale to third party is not completed within the timelines prescribed under the ROFO Agreement, the Sellers shall make a fresh offer to the Brookfield India REIT for the proposed sale of their shares in Equinox, in accordance with the terms of the ROFO Agreement.

Further please find enclosed:

1. Copy of the investor presentation in connection with the financial results for the quarter ended June 30, 2025, as **Appendix I**.
2. Copy of the press release issued in connection with the unaudited standalone and consolidated financial results of Brookfield India REIT for the quarter ended June 30, 2025, as **Appendix II**.

The documents referred above are also uploaded on our website at:
<https://www.brookfieldindiareit.in/financial-updates/#results>

Please 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

Annexure A
Details of Preferential Issue

S. No.	Particulars	Description
1	type of securities proposed to be issued (viz. equity shares, convertibles etc.);	Units of Brookfield India Real Estate Trust
2	type of issuance (further public offering, rights issue, depository receipts (ADR/GDR), qualified institutions placement, preferential allotment etc.);	Preferential Issue
3	total number of securities proposed to be issued or the total amount for which the securities will be issued (approximately);	Issue of up to 3,22,58,065 Units. The Units will be issued to proposed allottees as defined below in the point no. 4. The price will be ₹ 310 per unit, in accordance with the provisions of para 10.5(A)(10.5.1) of Chapter 10 of the REIT Master Circular dated July 11, 2025.
4	in case of preferential issue the listed entity shall disclose the following additional details to the stock exchange(s):	
a	names of the investors;	Please find enclosed the list of investors as Annexure B
b	post allotment of securities - outcome of the subscription, issue price / allotted price (in case of convertibles), number of investors;	Will be provided after the Third Party Preferential Issue. Please also refer to the Notice of the Extra-ordinary Meeting for pre-allotment and post-allotment holding of Units based on certain assumptions. Issue Price: ₹ 310 per Unit. Number of Investors: 47
c	in case of convertibles - intimation on conversion of securities or on lapse of the tenure of the instrument;	Not Applicable

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Annexure B
List of Investors

S.No	Name of Investors	Category
1	360 One Real Asset Advantage Fund	Alternate Investment Fund - Category II
2	A.K.M Enterprises Private Limited	Domestic Body Corporate
3	M/s Advait Enterprises	Partnership Firm
4	Mr. Ajaykiran Kantilal Gudka and Mrs. Harsha Ajaykiran Gudka	Resident Individual
5	Mrs. Alka Manohar Gupta and Mr. Manohar Revadmal Gupta	Non-Resident Individual
6	Alpa Laboratories Limited	Domestic Body Corporate
7	Mr. Amit Rajendra Goenka	Resident Individual
8	Mr. Anurang Jain and Mrs. Varsha Anurang Jain	Resident Individual
9	M/s Ara Investments	Partnership Firm
10	Mr. Ashit Mahesh Shah	Resident Individual
11	M/s Ashra Family Trust	Trust
12	BKC Properties Private Limited	Domestic Body Corporate
13	Mr. Cyrus Jamshed Guzder and Mr. Manek Cyrus Guzder	Resident Individual
14	Dev Land & Housing Private Limited	Domestic Body Corporate
15	Duroshox International Private Limited	Domestic Body Corporate
16	Mr. Harsh Rajan Desai and Mr. Rajan Rameshchandra Desai	Resident Individual
17	Mrs. Heena Bharatrao Kamte	Resident Individual
18	M/s Hirasons	Association of Person/Body of Individual
19	J M Financial and Investment Consultancy Services Private Limited	Domestic Body Corporate
20	Mr. Jagdish Jamnadas Moorjani and Mrs. Vidya Jagdish Moorjani	Resident Individual
21	JM Financial Trustee Company Private Limited.	Domestic Body Corporate
22	J S B Securities Ltd	Domestic Body Corporate
23	Mrs. Kiranben Kishorechand Kothari and Mr. Amar K Kothari	Resident Individual
24	Kothari Products Limited	Domestic Body Corporate
25	Larsen & Toubro Limited	Domestic Body Corporate
26	L&T Technology Services Limited	Domestic Body Corporate
27	L&T Welfare Company Limited	Domestic Body Corporate
28	LTi Mindtree Limited	Domestic Body Corporate
29	Lyon Investment and Industries Private Limited	Domestic Body Corporate
30	M/s Malakshmi Trust	Trust
31	Mr. Naren Chandrakant Bhatt	Resident Individual

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32	Mr. Naresh Chandra	Resident Individual
33	Mr. Nayan Kantilal Gudka and Mrs. Nehal Nayan Gudka	Resident Individual
34	NPL Bluesky Automotive Private Limited	Domestic Body Corporate
35	M/s Pooja Unichem LLP	Domestic Body Corporate - LLP
36	Quibus Resources India Private Limited	Domestic Body Corporate
37	Raj Shipping Agencies Limited	Domestic Body Corporate
38	Mr. Rajan Rameshchandra Desai and Mrs. Gita Desai	Resident Individual
39	Mr. Rizwan Rahim Koita and Mrs. Rekha Rizwan Koita	Resident Individual
40	Mr. Shiven Akshay Arora	Resident Individual
41	Shyam Metalics And Energy Limited	Domestic Body Corporate
42	M/s SKYS 2 Family Private Trust	Trust
43	Mrs. Smiti Agarwal	Resident Individual
44	Swift Cargo Private Limited	Domestic Body Corporate
45	Mr. Tarang Jain	Resident Individual
46	Tula Engineering Private Limited	Domestic Body Corporate
47	Urmin Products Private Limited	Domestic Body Corporate

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Brookfield India Real Estate Trust

Q1 FY2026 – INVESTOR UPDATE

AUGUST 01, 2025



DOWNTOWN POWAI, MUMBAI

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Certain information contained herein constitutes forward-looking statements. Due to various risks and uncertainties, actual events or results or the actual performance of Brookfield India REIT may differ materially from those reflected or contemplated in such forward-looking statements. Although Brookfield India REIT believes that the anticipated future results, performance or achievements expressed or implied by the forward-looking statements and information are based upon reasonable assumptions and expectations in light of the information presently available, you should not place undue reliance on forward-looking statements and information because they involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of Brookfield India REIT to differ materially from anticipated future results, performance or achievement expressed or implied by such forward-looking statements and information. Factors that could cause actual results to differ materially from those set forward in the forward-looking statements or information include but are not limited to: general economic conditions, changes in interest and exchange rates, availability of equity and debt financing and risks particular to underlying portfolio company investments. There is no guarantee that Brookfield India REIT will be able to successfully execute on all or any future deals, projects or exit strategies, achieve leasing plans, secure debt or receive development approvals as set forth in this Presentation. Projected results reflected herein have been prepared based on various estimations and assumptions made by management, including estimations and assumptions about events that have not yet occurred. Projected results are based on underwriting. Due to various risks, uncertainties and changes beyond the control of Brookfield, the actual performance of the Brookfield India REIT could differ materially from the projected results. There is no assurance, representation or warranty being made by any person that any of the projected results will be achieved and undue reliance should not be put on them. Industry experts may disagree with the assumptions used in presenting the projected results.

Any changes to assumptions could have a material impact on projections and actual returns. Actual returns on unrealized investments will depend on, among other factors, future operating results, the value of the assets and market conditions at the time of disposition, legal and contractual restrictions on transfer that may limit liquidity, any related transaction costs and the timing and manner of sale, all of which may differ from the assumptions and circumstances on which the valuations used in the prior performance data contained herein are based. Accordingly, the actual realized returns on unrealized investments may differ materially from the returns indicated herein.

In considering investment performance information contained herein, you should bear in mind that past performance is not necessarily indicative of future results and there can be no assurance that comparable results will be achieved, that an investment will be similar to the historic investments presented herein (because of economic conditions, the availability of investment opportunities or otherwise), that targeted returns, diversification or asset allocations will be met or that an investment strategy or investment objectives will be achieved. Any information regarding prior investment activities and returns contained herein has not been calculated using generally accepted accounting principles and has not been audited or verified by an auditor or any independent party. Nothing contained herein should be deemed to be a prediction or projection of future performance.

Certain of the information contained herein is based on or derived from information provided by independent third party sources. While Brookfield India REIT believes that such information is accurate as of the date it was produced and that the sources from which such information has been obtained are reliable, Brookfield India REIT does not guarantee the accuracy or completeness of such information, and has not independently verified such information or the assumptions on which such information is based. This document is subject to the assumptions (if any) and notes contained herein.

The information in this Presentation does not take into account your investment objectives, financial situation or particular needs and nothing contained herein should be construed as legal, business or tax advice. Each prospective investor should consult its own attorney, business adviser and tax advisor as to legal, business, tax and related matters concerning the information contained herein.

This document is just a Presentation and is not intended to be a “prospectus” or “draft offer document” or “offer document” or “final offer document” or “offer letter” or “offering memorandum” (as defined or referred to, as the case may be, under the Companies Act, 2013 and the rules notified thereunder, and the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008, as amended, or any other applicable law). This Presentation has not been and will not be reviewed or approved by a regulatory authority in India or elsewhere or by any stock exchange in India or elsewhere. None of the information contained herein (or in any future communication (written or oral) regarding an investment) is intended to be investment advice with respect to a proposed investment.

If we should at any time commence an offering of units, debentures, bonds or any other securities/ instruments of Brookfield India REIT, any decision to invest in any such offer to subscribe for or acquire units, debentures, bonds or any other securities/ instruments of Brookfield India REIT, must be based wholly on the information contained in an offer document or offering circular (including the risk factors mentioned therein) issued or to be issued in connection with any such offer and not on the contents hereof. Any prospective investor investing in such invitation, offer or sale of securities by Brookfield India REIT should consult its own advisors before taking any decision in relation thereto.

The securities of Brookfield India REIT have not been and will not be registered under the U.S. Securities Act, 1933, as amended (“U.S. Securities Act”), or the securities laws of any applicable jurisdiction and these materials do not constitute or form a part of any offer to sell or solicitation of an offer to purchase or subscribe for any securities in the United States of America or elsewhere in which such offer, solicitation or sale would be unlawful prior to registration under the U.S. Securities Act or the securities laws of any such jurisdiction.

High Quality Properties in Gateway Cities

India's only 100% institutionally managed office REIT, with strong growth prospects

24.5 MSF

OPERATING AREA

89%

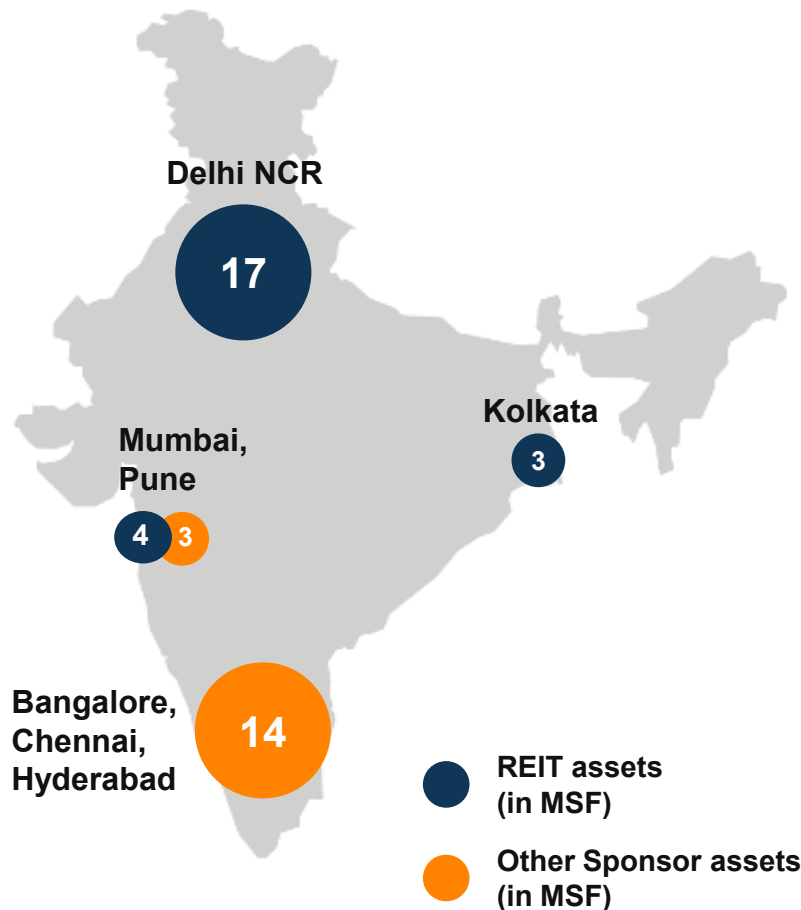
COMMITTED OCCUPANCY

Rs 97 PSF

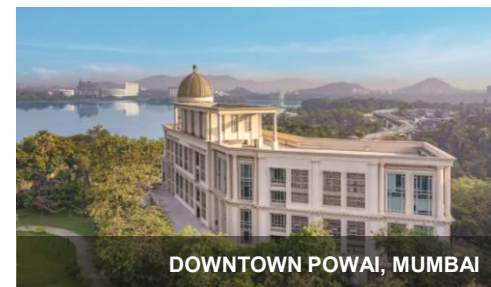
IN-PLACE RENT PER
MONTH

6.8 Yrs.

WALE



SELECT ASSETS



Note: All metrics are as on June 30, 2025. Operating metrics and Consolidated GAV include 100% of all assets across the presentation. Brookfield India REIT owns 50% economic interest in G1, Downtown Powai (Commercial / IT Park) and the North Commercial Portfolio. While G1 and Downtown Powai (Commercial / IT Park) are consolidated in the financials, North Commercial Portfolio is accounted for using the equity accounting method.

Leasing



651 KSF

Gross Leasing
Re-leasing spread of 22%



Distributions



Rs 5.25 / unit

↑ 17% YoY



Robust Outlook



~22%

Embedded DPU growth
to be driven by increase in
occupancy



↑ **9%+**

Occupancy growth
in last 18 months



↑ **13% YoY**

Same Store NOI
driven by lease-up and
contracted rent growth



~55bps

Incremental reduction in
average interest cost⁽¹⁾ driven
by repo rate cuts

(1) In addition to the 35bps reduction already translated till Q1 FY2026

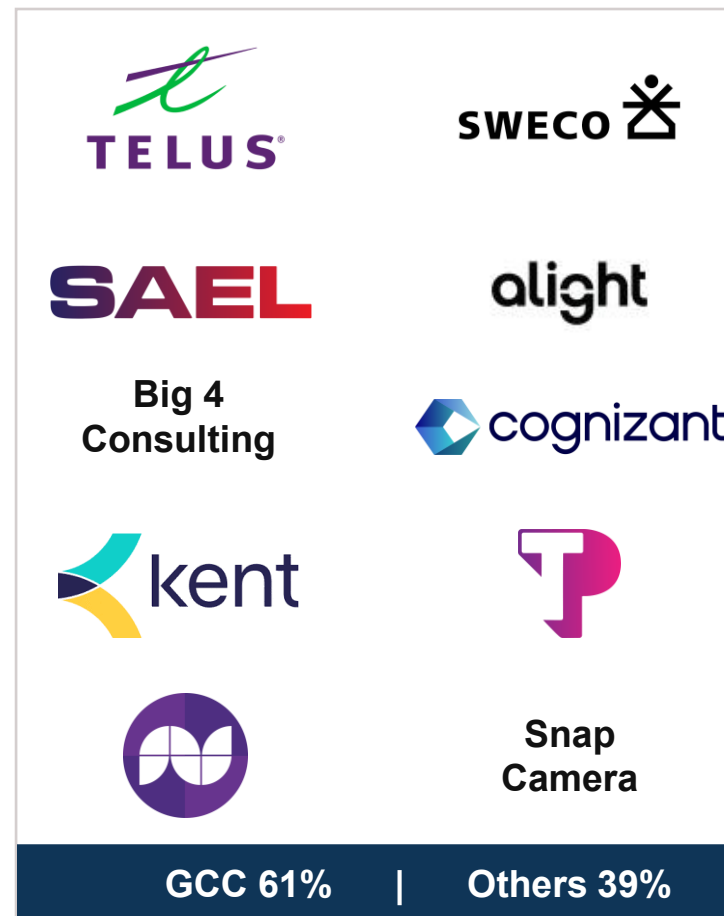
1 Leasing Success | Q1 FY2026

Strong leasing momentum with ~ 651,000 SF of gross leasing; 61% contribution from GCCs

LEASING UPDATE – CURRENT QUARTER

New Leasing + Renewals = Gross Leasing

Area (SF)	594,000	57,000	651,000
SEZ Properties (SF)	485,000	24,000	508,000
Average Rent ⁽¹⁾ (PSF)	Rs 96	Rs 224	Rs 100
Average Term ⁽¹⁾ (Yrs.)	6.4	11.0	6.5

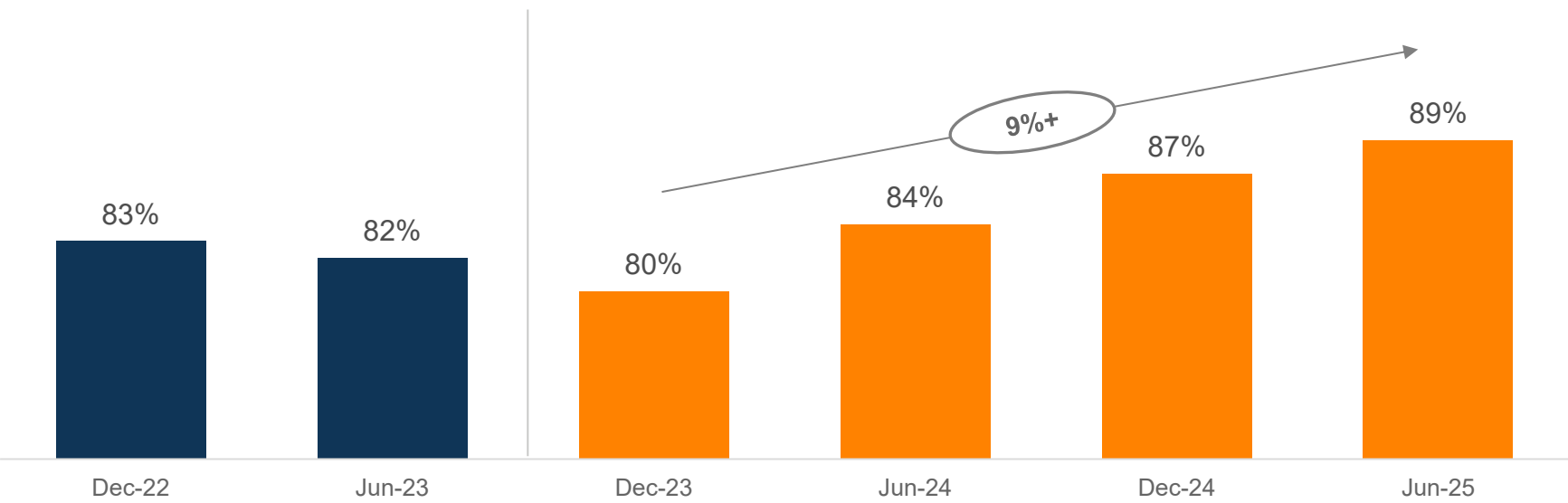


(1) Average leasing rent (including car park rent) and lease term are weighted by area and are provided only for office areas excluding co-working spaces and amenities.

1 Leasing Success | Consistent Occupancy Growth

Consistent increase in occupancy over the last 18 months backed by robust leasing demand

COMMITTED OCCUPANCY (%) ⁽¹⁾



- Work from home
- Global pandemic
- Increasing interest rates
- Delayed SEZ reforms

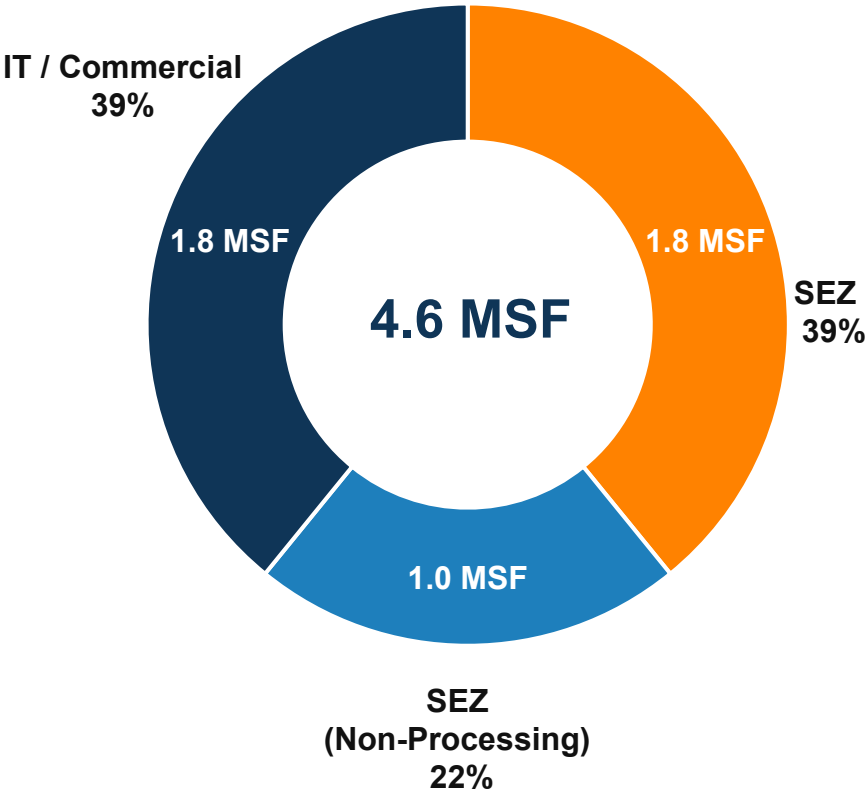
- ✓ Strong return to office
- ✓ Increased technology / GCC hiring
- ✓ Improving interest rate environment
- ✓ NPA conversions in SEZs

(1) Impact of Candor TechSpace N2, Candor TechSpace G1, Downtown Powai (Commercial / IT Park) and the North Commercial Portfolio has been captured from their respective acquisition dates.

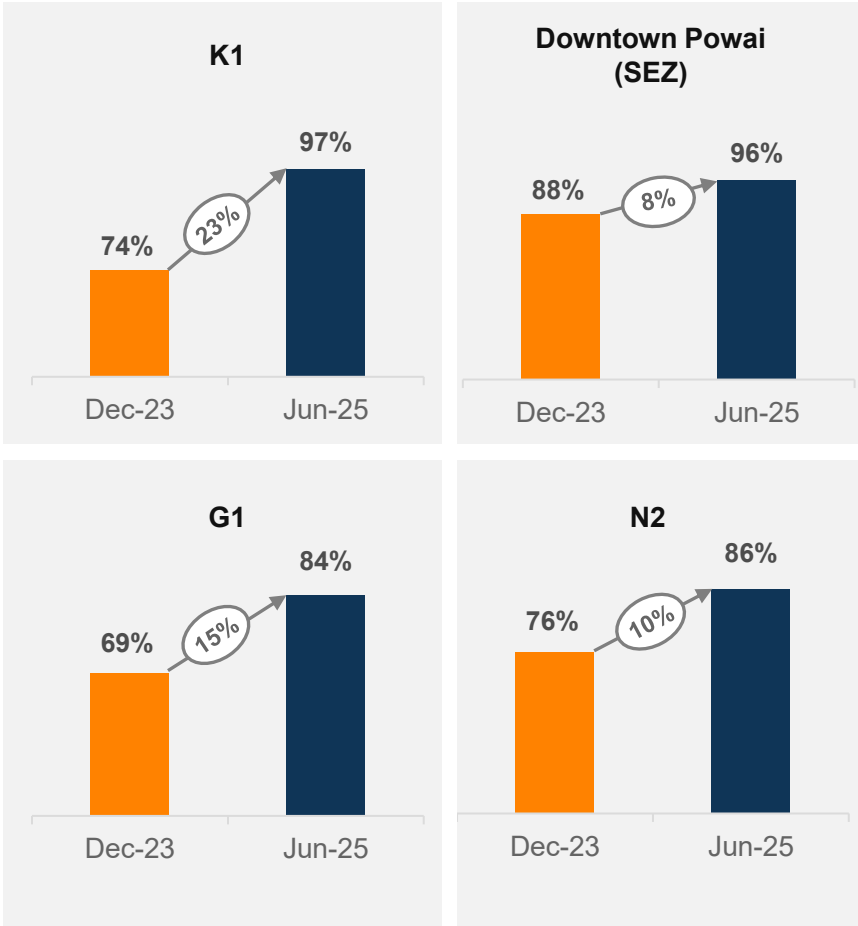
1 Leasing Success | Since SEZ Policy Reforms

Achieved 4.6 MSF gross leasing with healthy demand across product and tenant categories

**STRONG LEASING ACROSS CATEGORIES;
OVER 40% CONTRIBUTION FROM GCCs**



11% OCCUPANCY GROWTH ACROSS SEZ PROPERTIES



2 Distributions

Q1 FY2026 FINANCIAL HIGHLIGHTS

Rs 5.0 Bn
NET OPERATING INCOME ⁽¹⁾

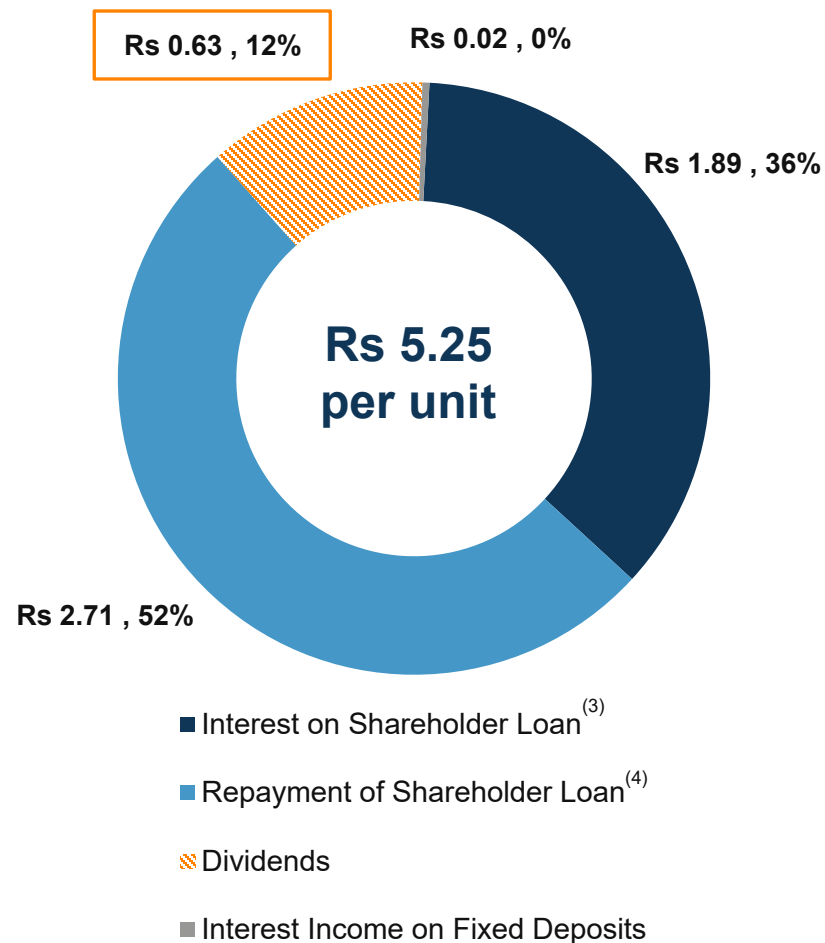
Rs 3.2 Bn
DISTRIBUTIONS ⁽²⁾

Rs 5.25 / unit DPU
↑ 17% vs Q1 FY2025

August 6, 2025
RECORD DATE

On or Before August 13, 2025
PAYOUT DATE

Q1 FY2026 - DPU COMPOSITION



- (1) Q1 FY2026 NOI from the North Commercial Portfolio of Rs 1.4 Bn is excluded. North Commercial Portfolio is accounted for using the equity accounting method in the financials.
 (2) Includes distribution from the North Commercial Portfolio
 (3) Includes interest on CCDs and NCDs.
 (4) Includes repayment of NCDs.

3 Robust Outlook | Organic Growth

Steady leasing recovery expected to drive ~13% growth in NOI and ~22% growth in distributions

<i>Rs Billions</i>	Q1 FY2026 Run Rate	+	Under Contract ⁽¹⁾	+	Lease up ⁽²⁾	=	Pro-forma (Leased)	Growth %	Go-forward Growth Trend
Occupancy	89%						97.5%		
100% Owned Assets (at 100%)	11.5		0.3		1.2		13.0		
50% Owned Assets (at 50%)	6.9		0.1		0.8		7.8		
NOI (REIT's Share)	18.5		0.3		2.0		20.8	13%	— 5%+ YoY —→
Interest Expense / Others (REIT's Share)	(5.7)		0.5 ⁽³⁾				(5.2)		
NDCF	12.8						15.6	22%	— 6.5%+ YoY —→
Per Unit / Yr	21.0						25.7	22%	6.5%+ YoY

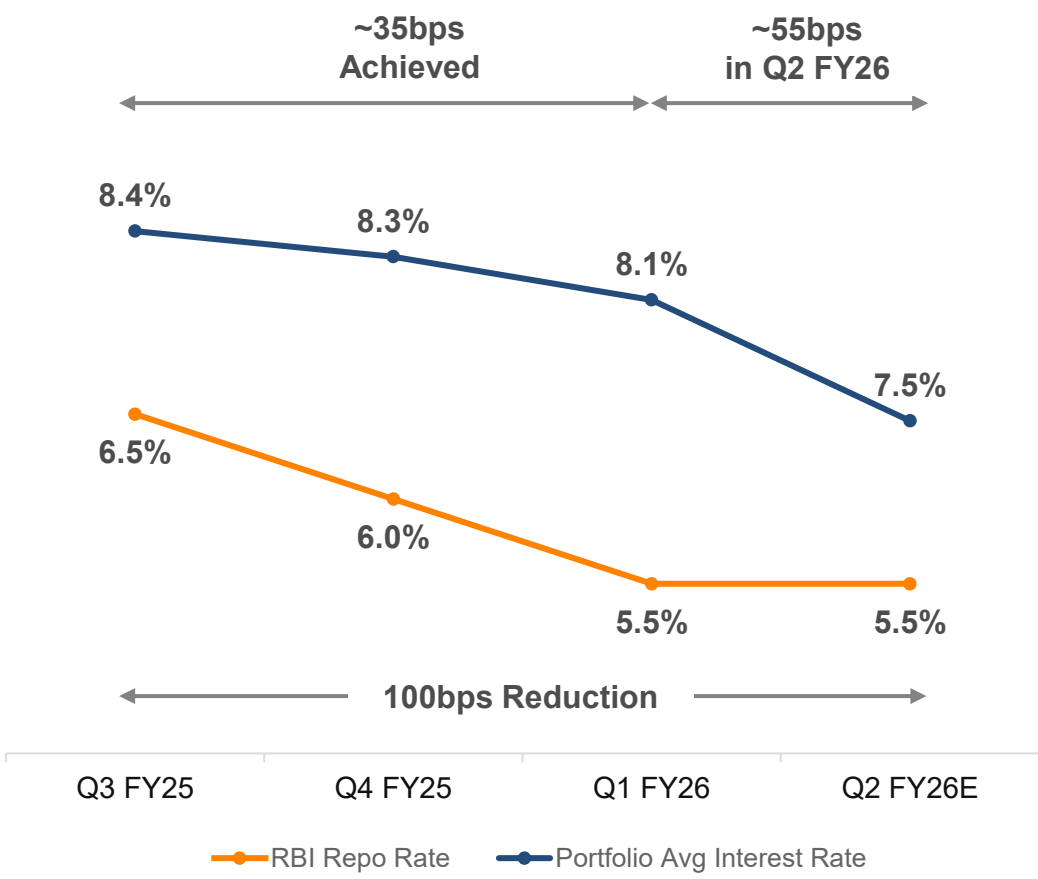
Note: The pro-forma numbers does not include any impact on account of contractual escalations, MTM and future reductions in interest rates

- (1) Indicates the impact of leases signed recently which will reflect in the NOI partially in Q2 FY2026 and completely thereafter
(2) Incremental NOI based on management estimates and is net of 28% revenue share payable to landowner (GIL) for G2
(3) Full impact of 75bps reduction in repo rate made in FY2026 to flow in from Q2 FY2026

3 Robust Outlook | Reducing Rate Environment

Well positioned to benefit from the reducing interest rate environment, backed by robust credit rating and predominantly repo-linked borrowings

PORTFOLIO AVERAGE INTEREST RATE



25.0%
LTV EXCLUDING
SHAREHOLDER INSTRUMENTS⁽¹⁾

Dual AAA Rating
[ICRA] AAA(STABLE)
CRISIL AAA/STABLE

88%
LOANS LINKED TO
REPO RATE ⁽²⁾

(1) Basis GAV as on March 31, 2025 for Portfolio Assets and 50% of the GAV for the North Commercial Portfolio. Including the liability component of CCDs of Rs 3.7 B and NCDs of Rs 7.5 B held by Reco entities, the consolidated LTV is 28.2%
(2) Including North Commercial Portfolio

3 Robust Outlook | Preferential Issue

Board has approved a preferential issue to new investors to create capacity for future growth opportunities

ISSUE SIZE

Rs 10.0 Billion

ISSUE PRICE

Rs 310 per unit

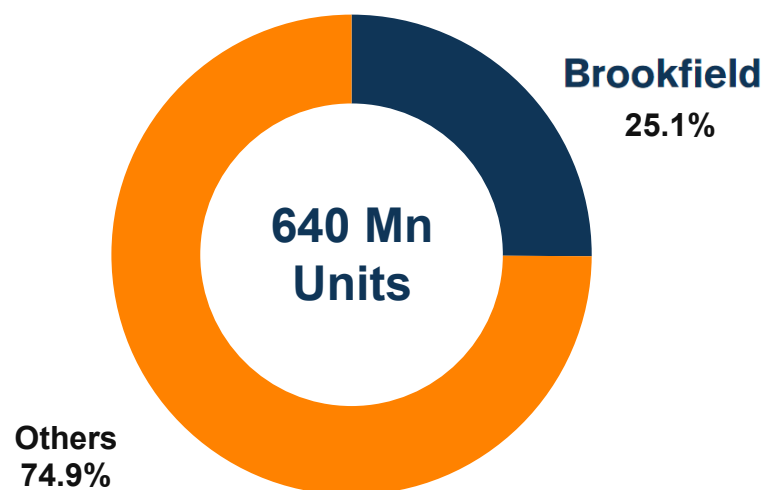
PREMIUM TO IPO
PRICE

12.7%

UNITS TO BE ISSUED

32.3 Million

POST-ISSUE UNITHOLDING⁽¹⁾



Commitment by new investors is a testament of our high quality portfolio and positive business outlook

(1) Preferential issue is subject to Unitholder approval

3 Robust Outlook | Acquisition Pipeline

Conversations underway with Sponsor Group for potential acquisition of dominant grade A properties across Bangalore and Chennai, designed and built to high specifications





Business Updates

Significantly Complete and Diversified Portfolio

Our portfolio has a Committed Occupancy of 89% and a long-dated WALE of 6.8 Yrs.

Properties	Economic Interest %	Operating Area (MSF)	Leased Area (MSF)	Committed Occ. %	WALE (Yrs.)	In-place Rent (Rs PSF)	Dev. Potential (MSF)	Asset Value (Rs Bn)
SEZ Properties								
G2	72%	4.0	3.1	78%	7.6	84	0.1	45
N2	100%	3.9	3.4	86%	7.9	61	0.8	45
G1	50%	3.8	3.2	84%	6.7	81	0.1	56
K1	100% ⁽¹⁾	3.2	3.1	97%	7.7	47	2.7	31
Downtown Powai	100%	1.6	1.5	96%	9.1	130	-	29
Sub-Total		16.4	14.3	87%	7.6	Rs 75	3.7	Rs 206
<i>Processing Area</i>		<i>14.7</i>	<i>13.2</i>	<i>90%</i>	<i>7.3</i>	<i>76</i>	<i>3.7</i>	
<i>Non - Processing Area</i>		<i>1.7</i>	<i>1.0</i>	<i>59%</i>	<i>12.4</i>	<i>63</i>	<i>-</i>	
Non - SEZ Properties								
Downtown Powai	50%	2.8	2.4	87%	3.3	182	-	78
N1	100%	2.0	2.0	98%	8.6	61	0.9	27
Worldmark Delhi	50%	1.5	1.4	94%	5.0	220	-	42
Worldmark Gurugram	50%	0.8	0.7	95%	6.6	90	-	10
Airtel Center	50%	0.7	0.7	100%	2.8	131	-	13
Pavilion Mall	50%	0.4	0.3	84%	4.6	57	-	3
Sub-Total		8.1	7.5	93%	5.3	Rs 138	0.9	Rs 173
Total		24.5	21.8	89%	6.8	Rs 97	4.5	Rs 380

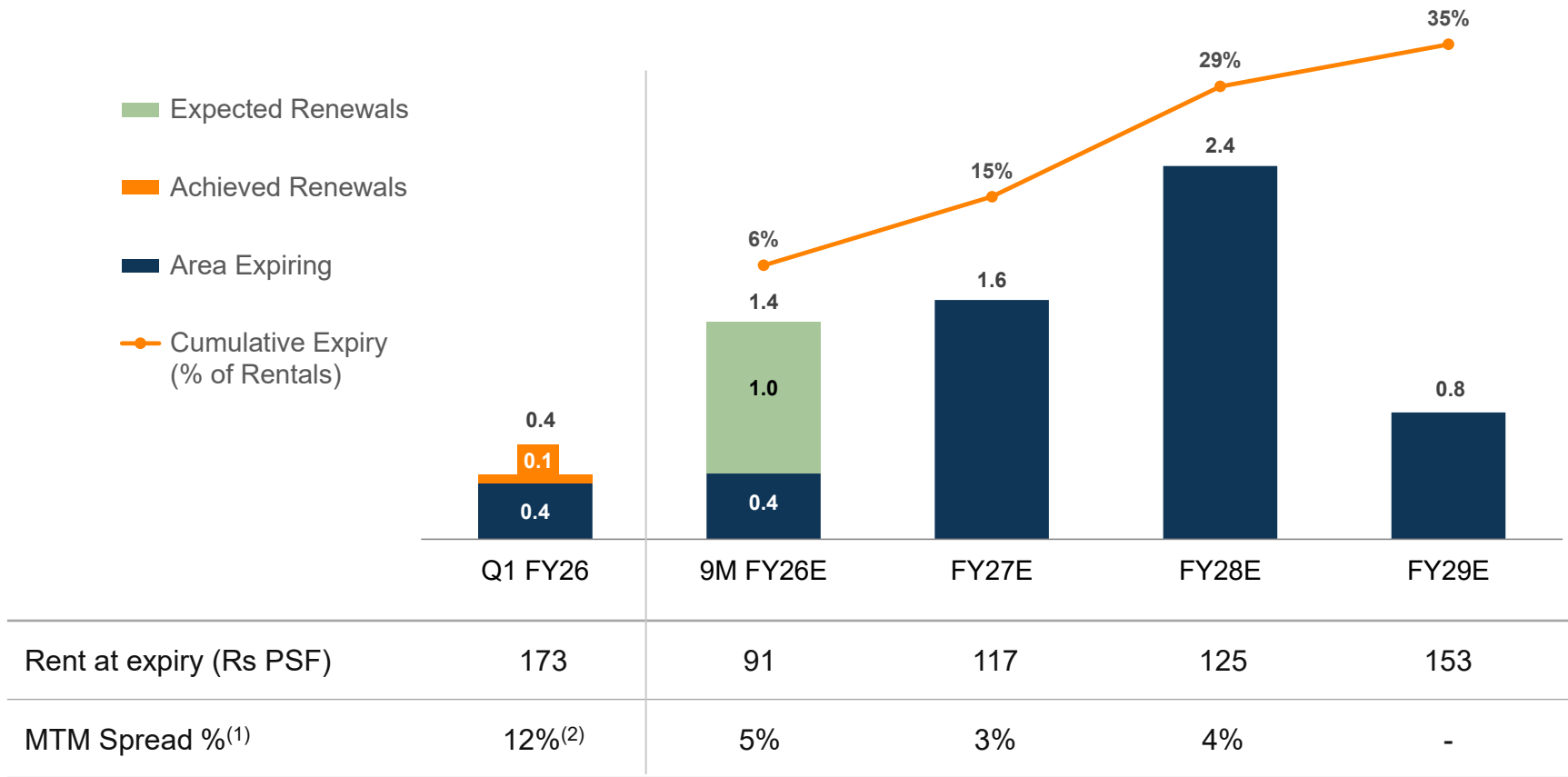
(1) Brookfield India REIT has 72% economic interest in mixed-use development of 0.6 MSF.

(2) During the quarter, achieved escalation of 7.8% on 2.7 MSF leased area. Achieved 5.0% annual escalations on 1.6 MSF and 15% 3-year escalations on 1.1 MSF.

Lease Expiry Profile

Portfolio has a well staggered lease expiry profile with only 35% of the contracted rentals due for expiry till FY2029

LEASE EXPIRY SCHEDULE



Note: Market rent used for calculation of MTM is basis the March 2025 valuation report

(1) For office areas excluding retail and amenity spaces

(2) Weighted average MTM spread on renewed and expired areas in Q1 FY2026

Recognized for our top-tier sustainable assets



Winchester and One Downtown Central have been awarded the **EDGE (Excellence in Design for Greater Efficiencies)** certification by **International Finance Corporation (IFC)**, in recognition of achieving over 20% savings in energy, water, and embodied energy



G1, G2, N1, N2, and K1 have successfully been recertified under the **ISO 50001** Energy Management System standard, reaffirming their continued commitment to energy efficiency and sustainable operational practices



Airtel Centre: Honored as the **Best Kaizen Practicing Organization** and has also received Platinum Awards in the categories of Safety and Energy & Utilities under the Service – Large Category

Downtown Powai (IT/Commercial): Recipient of the **Platinum Award** for Best Kaizen in Sustainability (Service – Large Category), showcasing strong commitment to embedding sustainable practices into its core operations

Downtown Powai (SEZ): Recipient of the **Gold Award** in the same category, recognizing its efforts in driving sustainability through continuous improvement initiatives

KEY SUSTAINABILITY INITIATIVES

- Planted 4,600 trees across Delhi NCR contributing to ecological restoration and urban greening
- Organized wellness-focused activities, including health check-up camps and awareness drives to promote holistic well-being among employees and local communities

Financial Updates

DOWNTOWN POWAI, MUMBAI

Financial Highlights

RS MILLIONS	Q1 FY2026	Q1 FY2025	KEY DRIVERS
Income from Operating Lease Rentals (OLR)	Rs 4,583	Rs 4,203	Rs 381 million (9.1%) YoY increase due to new leasing and contractual escalations partly offset by expiries
(+) CAM / Other Revenue	1,833	1,535	Rs 298 million (19.4%) YoY increase primarily due to growth in occupancy
Revenue from Operations	Rs 6,416	Rs 5,738	
(-) CAM / Other Direct Expenses	(1,430)	(1,339)	Rs 92 million (6.9%) YoY increase primarily due to inflationary impact and increase in occupancy
Net Operating Income (NOI)	Rs 4,986	Rs 4,399	Rs 587 million (13.3%) YoY increase due to higher OLR and CAM margin
% Margin on OLR	109%	105%	
(+) Income Support	-	349	Rs (349) million YoY decrease due to expiry of Income Support in G1
Adjusted NOI	Rs 4,986	Rs 4,748	

Note: The above metrics do not include OLR (1,457 Mn) , Revenue (1,863 Mn) and NOI (1,357 Mn) of the North Commercial Portfolio for Q1 FY2026

RS MILLIONS

Q1 FY2026

Income from Operating Lease Rentals (OLR)	Rs 4,583
CAM / Other Revenue	1,833
Revenue from Operations	Rs 6,416
CAM / Other Direct Expenses	(1,430)
NOI	Rs 4,986
Property Management Fees	(130)
Other Expense (Net of Other Income)	(34)
EBITDA	Rs 4,822
Cash Taxes (Net of Refund)	(138)
Working Capital and Ind-AS Adjustments	375
Cashflow from Operations	Rs 5,059
Treasury Income	43
Capex ⁽¹⁾	(536)
Addition of shareholder debt	140
Addition of bank debt	270
Net Financing Activities ⁽²⁾	109
Interest on external debt ⁽³⁾	(1,440)
NDCF (SPV Level)	Rs 3,645
Attributable to Reco entities (GIC) ⁽⁴⁾	(630)
NDCF (SPV Level) for REIT	Rs 3,015
Retained at SPV level	(4)
Dividends received from NCP	368
NDCF distributed to REIT	Rs 3,379

NDCF distributed to REIT	Rs 3,379
<i>Interest on Shareholder Debt/CCD/NCD</i>	<i>1,300</i>
<i>Dividends</i>	<i>432</i>
<i>Repayment of Shareholder Debt/NCD</i>	<i>1,647</i>
Proceeds from borrowings	280
Net Financing Activities ⁽²⁾	(140)
Investment of shareholder debt	(140)
Interest on external debt ⁽³⁾	(119)
REIT expenses (Net of Treasury Income)	(85)
NDCF Generated (REIT Level)	Rs 3,175
Utilization of available cash	16
NDCF Distributable (REIT Level)	Rs 3,191
NDCF per Unit (REIT Level)	Rs 5.25
Distribution per Unit (REIT Level)	Rs 5.25

Note: NDCF (SPV Level) does not include the North Commercial Portfolio that has been included in the financial results

(1) Including lease liability and interest on construction finance

(2) Represents movement in unspent debt during the period

(3) Including other borrowing cost and accrual impact

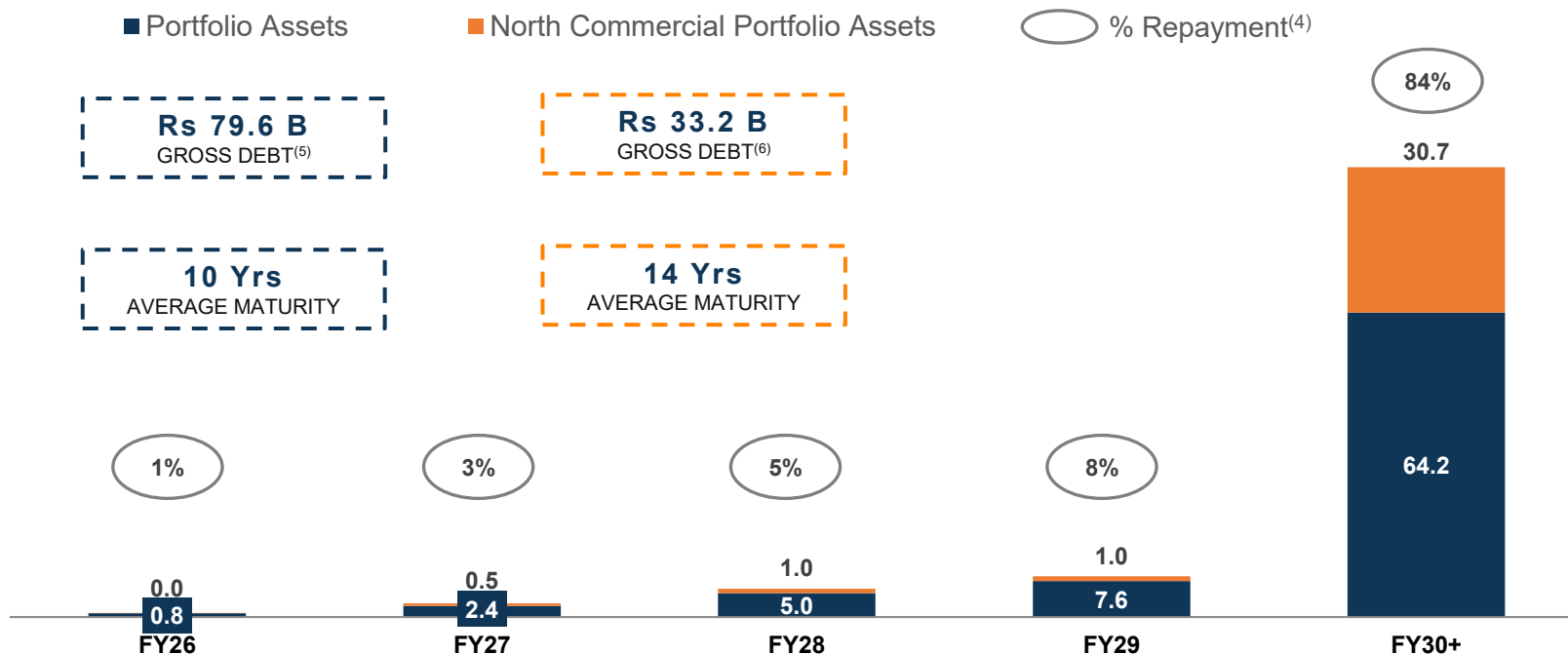
(4) Redemption of NCDs and interest accrued on CCDs and NCDs.

Capital Structure and Liquidity

Our portfolio is optimally capitalized and maintains a AAA credit rating

25.0% LTV EXCLUDING SHAREHOLDER INSTRUMENTS ⁽¹⁾	Dual AAA Rating [ICRA]AAA(STABLE) CRISIL AAA(STABLE)	88% LOANS LINKED TO REPO RATE ⁽²⁾	8.1% AVG INT RATE ⁽³⁾ (Q2 FY26E – 7.5%)
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DEBT MATURITY PROFILE (Rs BILLION)



Note- As on June 30, 2025 unless otherwise stated.

- (1) Basis GAV as on March 31, 2025 for Portfolio Assets and 50% of the GAV for the North Commercial Portfolio. Including the liability component of CCDs of Rs 3.7 B and NCDs of Rs 7.5 B held by Reco entities, the consolidated LTV is 28.2%
- (2) Including North Commercial Portfolio
- (3) This excludes impact of repo rate reduction of 50bps in ex-NCP and 75bps in NCP, which is expected from Q2 FY2026
- (4) Includes total repayment for Portfolio Assets and North Commercial Portfolio
- (5) Bank borrowings of Rs 80.1 B adjusted for processing fees of Rs 0.4 B
- (6) 100% of the borrowings of the North Commercial Portfolio

Information Supplement

Brookfield: One of the World's Largest Real Estate Portfolios

Brookfield
India Real Estate Trust

With ~\$272B in real estate AUM and ~29,000 employees across 30+ countries, Brookfield owns, operates and manages one of the world's largest, highest quality portfolios



BROOKFIELD PLACE, NEW YORK



CANARY WHARF, LONDON



BROOKFIELD PLACE, TORONTO



ICD BROOKFIELD PLACE, DUBAI



ONE EAST, SHANGHAI



ONE THE ESPLANADE, PERTH

Sponsor Assets Pipeline

Our Sponsor Group owns another 26 MSF across India in complementary markets



ECOWORLD, BANGALORE (7.5 MSF)



ECOSPACE, BANGALORE (1.6 MSF)



MILLENIA, CHENNAI (1.6 MSF)



WHITEFIELD PORTFOLIO (1.4 MSF)



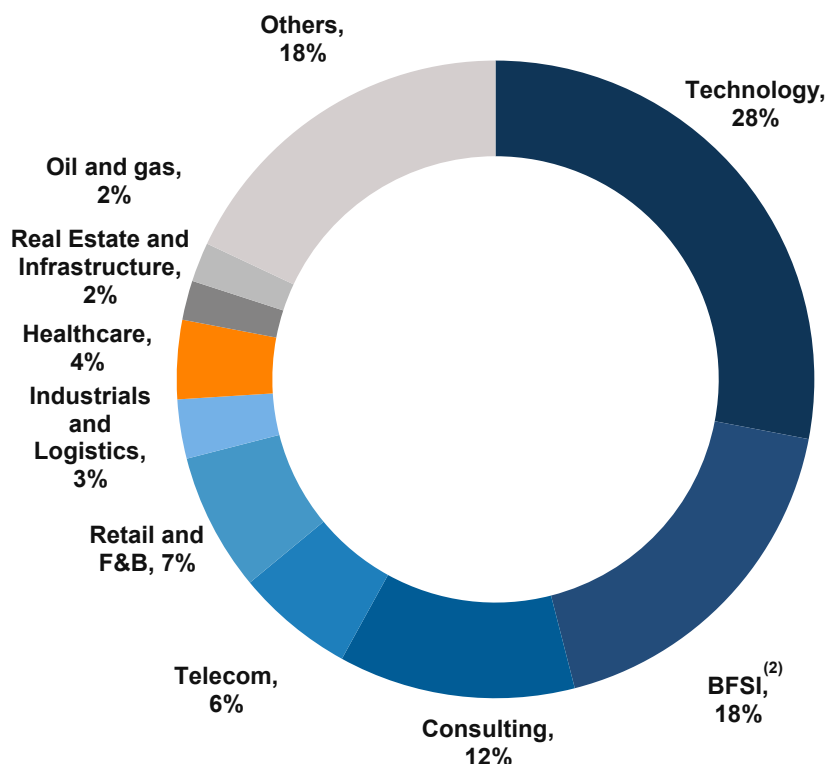
WATERSTONES, MUMBAI (1.4 MSF)



BLUEGRASS, PUNE (1.5 MSF)

High-quality Tenant Roster

SECTOR DIVERSIFICATION OF TENANTS⁽¹⁾



TOP 10 TENANTS⁽¹⁾

Tenant Name	Industry	% Gross Contracted Rentals	% Leased Area
TCS	Technology	7%	8%
Accenture	Consulting	5%	6%
Bharti Airtel	Telecom	4%	3%
Cognizant	Technology	4%	7%
Capgemini	Technology	3%	5%
Deloitte	Consulting	2%	1%
J P Morgan	BFSI	2%	1%
General Mills	FMCG	2%	1%
Nomura	BFSI	2%	1%
RBS	BFSI	2%	2%
Total		33%	35%

(1) By gross contracted rentals.

(2) Banking, Financial Services and Insurance.

SELECT NEW LEASES / RENEWALS⁽¹⁾

Tenant	Assets	Area (SF)
Alight	G1, N2	196,000
Telus	G2	125,000
Cognizant	G2	74,000
Kent	Downtown Powai	48,000
Teleperformance	G1	33,000
Sweco	G1	29,000
New Leasing		5,94,000 SF
Safran India	Worldmark Delhi	9,000
Café Delhi Heights	Worldmark Delhi	5,000
Vena Energy	Worldmark Delhi	4,000
Big 4 Consulting	Worldmark Delhi	4,000
Renewals		57,000 SF
Total		651,000 SF

Rs 100 PSF
AVERAGE RENT ON GROSS LEASING⁽²⁾

22%
RE-LEASING SPREAD⁽²⁾

524 KSF
RE-LEASED AREA⁽²⁾

7 Yrs.
AVERAGE TERM ⁽²⁾

(1) Only includes select leases and renewals.

(2) Re-leasing spread, Re-leased area and average term are calculated for gross leasing for office areas only.

Detailed Lease Expiry Schedule

Asset / Year	Area Expiring ('000 SF)				% of Gross Rentals				In-place Rent at Expiry (Rs PSF) ⁽¹⁾			
	9M FY26E	FY27E	FY28E	FY29E	9M FY26E	FY27E	FY28E	FY29E	9M FY26E	FY27E	FY28E	FY29E
Downtown Powai (Commercial / IT Park)	107	473	431	333	5%	20%	17%	14%	Rs 183	Rs 178	Rs 190	Rs 204
Downtown Powai (SEZ)	37	17	286	127	3%	1%	20%	9%	136	152	152	160
G1	91	211	236	-	2%	8%	8%	-	104	97	99	-
G2	346	35	-	2	10%	1%	-	-	89	94	-	-
N1	109	25	5	103	6%	1%	-	6%	48	56	-	68
N2	364	91	66	131	9%	3%	1%	4%	54	66	54	76
K1	213	497	478	13	7%	17%	16%	-	51	51	54	64
Worldmark Delhi	131	166	213	55	9%	13%	15%	5%	204	227	226	252
Worldmark Gurugram	6	16	21	39	1%	3%	4%	7%	-	-	-	98
Airtel Center	-	-	693	-	-	-	100%	-	-	-	131	-
Pavilion Mall	17	36	18	27	7%	12%	9%	7%	-	-	-	-
Total	1,422	1,568	2,446	831	6%	9%	14%	6%	Rs 91	Rs 117	Rs 125	Rs 153

(1) Excludes retail and amenity areas.

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Q1 FY2026: New leasing & Renewals

ASSET	NEW LEASING		+	RENEWALS		=	GROSS LEASING	
AREAS IN '000 SF	AREA	RENT PSF PM ⁽¹⁾		AREA	RENT PSF PM ⁽¹⁾		AREA	RENT PSF PM ⁽¹⁾
Downtown Powai	50	197		3	-		53	197
G1	162	81		-	-		162	81
G2	201	84		1	-		202	84
N1	15	-		-	-		15	-
N2	123	62		18	-		141	62
K1	-	-		4	-		4	-
Worldmark Delhi	27	307		27	224		54	277
Worldmark Gurugram	12	83		-	-		13	83
Pavilion Mall	4	-		3	-		7	-
Total	594	Rs 96		57	Rs 224		651	Rs 100

(1) Average rent (including car park rent) is provided only for office areas excluding co-working spaces and amenities

Property Income | Consolidation Details (Q1 FY2026)

MILLIONS	INCOME FROM OPERATING LEASE RENTALS (OLR)		REVENUE FROM OPERATIONS		NET OPERATING INCOME ⁽¹⁾			
	Q1 FY2026	Q1 FY2025	Q1 FY2026	Q1 FY2025	Q1 FY2026	% OLR	Q1 FY2025	% OLR
Downtown Powai	Rs 1,910	Rs 1,866	Rs 2,141	Rs 2,044	Rs 1,865	98%	Rs 1,773	95%
Commercial / IT Park	1,335	1,277	1,512	1,404	1,307	98%	1,196	94%
SEZ	575	588	629	640	558	97%	577	98%
G1	750	605	1,051	854	795	106%	625	103%
G2	557	587	917	922	590	106%	625	106%
N1	362	323	642	582	403	111%	362	112%
N2	587	501	986	797	641	109%	527	105%
K1	418	322	679	539	442	106%	306	95%
CIOP	-	-	263	226	201	-	181	-
MIOP	-	-	55	-	48	-	-	-
Intercompany Eliminations ⁽²⁾	-	-	(318)	(226)	-	-	-	-
Total	Rs 4,583	Rs 4,203	Rs 6,416	Rs 5,738	Rs 4,986	109%	Rs 4,399	105%
Income Support (G1)	-	-	-	-	-	-	349	-
Total (Consolidated)	Rs 4,583	Rs 4,203	Rs 6,416	Rs 5,738	Rs 4,986		Rs 4,748	
Portfolio Investments								
Worldmark Delhi	Rs 895	Rs 817	Rs 1,008	Rs 923	Rs 857	96%	Rs 784	96%
Worldmark Gurgaon	202	177	244	220	199	98%	169	95%
Airtel Center and Pavilion Mall	360	342	713	699	302	84%	319	93%
Intercompany Eliminations ⁽²⁾	-	-	(103)	(148)	-	-	-	-
North Commercial Portfolio	Rs 1,457	Rs 1,336	Rs 1,863	Rs 1,694	Rs 1,357	93%	Rs 1,272	95%

(1) The NOI at SPV level is presented without intercompany elimination towards property management fee

(2) Property management fee earned by CIOP and MIOP gets eliminated with corresponding operating and maintenance expenses at SPV level.

Capital Structure and Liquidity

Our portfolio is optimally capitalized and maintains a AAA credit rating

GROSS DEBT SUMMARY (Rs Billions)⁽¹⁾	Borrowings⁽²⁾	Cost of debt⁽³⁾	REIT Shareholder Debt / NCD⁽⁴⁾
REIT	7.0	8.4%	-
Downtown Powai (SEZ)	-	-	12.9
Downtown Powai (Commercial / IT Park)	25.5	8.0%	2.5
G1	18.7	8.0%	4.8
G2+K1	24.8	7.9%	11.2
N1	3.7	8.4%	1.5
N2	-	-	18.1
MIOP	-	-	0.5
Sub-Total	79.6	8.0%	51.4
North Commercial Portfolio⁽⁵⁾	33.2	8.3%	-
Combined Portfolio	112.8	8.1%	51.4

(1) As on June 30, 2025.

(2) Bank borrowings of Rs 80.1 B adjusted for processing fees of Rs 0.4 B

(3) This excludes impact of repo rate reduction of 50bps in ex-NCP and 75bps in NCP, which is expected from Q2 FY2026

(4) Excludes liability component of CCDs of Rs 3.7 B and NCDs of Rs 7.5 B held by Reco entities and CCDs held by Brookfield India REIT

(5) Includes 100% debt for the North Commercial Portfolio assets



- (1) Two of the portfolio assets Airtel Center & Pavilion Mall are held by Rostrum Realty Private Limited.
- (2) Held by Brookfield Group.

RESEARCH HOUSE	ANALYST	EMAIL ID
Ambit	Karan Khanna	Karan.Khanna@ambit.co
Avendus	Girish Choudhary	Girish.C@avendusspark.com
Axis Capital	Pritesh Sheth	Pritesh.Sheth@axiscap.in
BofA Securities	Kunal Tayal	Kunal.Tayal@bofa.com
Citi	Rajiv Berlia	Rajiv.Berlia@citi.com
CLSA	Kunal Lakhan	Kunal.Lakhan@clsa.com
HSBC Bank	Puneet Gulati	PuneetGulati@hsbc.co.in
ICICI Securities	Adhidev Chattopadhyay	Adhidev.Chattopadhyay@icicisecurities.com
IIFL	Mohit Agarwal	Mohit.Agrawal@iiflcap.com
Investec	Anuj Upadhyay	Anuj.Upadhyay@investec.com
JM Financial	Sumit Kumar	Sumit.Kumar@jmfl.com
JP Morgan	Saurabh Kumar	Saurabh.S.Kumar@jpmorgan.com
Kotak Institutional Equities	Murtuza Arsiwalla	Murtuza.Arsiwalla@kotak.com
Morgan Stanley	Praveen Choudhary	Praveen.Choudhary@morganstanley.com
Nuvama	Parvez Qazi	Parvez.Qazi@nuvama.com

Adjusted NOI	Net Operating Income (Excluding North Commercial Portfolio) + Income Support received for G1
Bharti Group	Bharti Enterprises Limited and its affiliates
BIRET / Brookfield India REIT	Brookfield India Real Estate Trust
Brookfield Group / Sponsor Group	Brookfield Corporation and its affiliates
CAM	Common Area Maintenance
CGORPPL	Candor Gurgaon One Realty Projects Private Limited
CIOP	Candor India Office Parks Private Limited
Combined Portfolio	Includes Portfolio Assets and North Commercial Portfolio
Committed Occupancy	$\frac{(\text{Occupied Area} + \text{Completed Area under Letters of Intent})}{\text{Completed Area}} \quad \text{In } \%$
Downtown Powai	Comprises Commercial / IT Park (9 buildings) and SEZ (Kensington) portfolio spread across a 250-acre integrated township in Powai
DTL	Deferred Tax Liability
Effective Economic Occupancy	$\frac{\text{Sum of Leased Areas and any eligible areas under any income support arrangement (excluding Leased Areas)}}{\text{Operating Area}} \quad \text{In } \%$
Financial Year	Pertains to the period from April 1 of the previous year to March 31 of the stated year, e.g., FY2026 is the period from April 1, 2025 to March 31, 2026
G1	Candor TechSpace G1 (Candor TechSpace, Sector 48, Gurugram)
G2	Candor TechSpace G2 (Candor TechSpace, Sector 21, Gurugram)
GCC	Global capability centers of large MNCs strategically integrated with their global operations
GIC	GIC, a global institutional investor
Gross Asset Value / Asset Value	The market value as determined by the Valuer as of March 31, 2025
Income Support	Monetary support provided by Mountainstar India Office Parks Private Limited (MIOP) to SDPL and to CGORPPL with respect to eligible areas under the respective Income Support Agreement

Glossary (Cont'd)

K1	Candor TechSpace K1 (Candor TechSpace, New Town, Kolkata)
Kairos	Kairos Properties Private Limited
Kensington	Kensington, Powai
Mark-to-market (MTM) Headroom / Spread	Refers to the potential change in base rent between new leases signed at market rates and leases expiring at in-place rents, reflected as a % change
MIOP	Mountainstar India Office Parks Private Limited
N1	Candor TechSpace N1 (Candor TechSpace, Sector 62, Noida)
N2	Candor TechSpace N2 (Candor TechSpace, Sector 135, Noida)
NCD/CCD	Non-convertible debenture / Compulsory convertible debenture
NDCF	Net distributable cash flows (non-GAAP measure). Please refer to pg. 285-287 of the Offer Document for calculation methodology
Net Operating Income (NOI)	Net Operating Income calculated by subtracting Direct Operating Expenses from Revenue from Operations
North Commercial Portfolio	Portfolio of assets comprising 3.3 MSF acquired from the Bharti Group
NPA	Non-Processing Area
Operating Area	Completed area for the assets SPVs
Operating Lease Rentals (OLR)	Revenue from leasing of premises including warm shell rent, fit-out rent and car parking income
Portfolio Assets	Assets whose operation are controlled by BIRET (G1, G2, N1, N2, K1 and Downtown Powai)
QIP	Qualified Institutional Placement
Reco entities	Affiliates of GIC
SDPL	Seaview Developers Private Limited
YTD	Year to date
WALE	Weighted Average Lease Expiry based on area. Calculated assuming tenants exercise all their renewal options post expiry of their initial lock-in period

Press Release

BROOKFIELD INDIA REAL ESTATE TRUST REPORTS Q1 FY2026 FINANCIAL RESULTS

Brookfield India Real Estate Trust (Tickers: BSE: 543261, NSE: BIRET) ("BIRET"), India's only 100% institutionally managed office REIT, today announced its financial results for the quarter ended June 30, 2025.

"The fiscal year began on a strong note with healthy leasing momentum, robust occupancy levels, and continued growth in distributions. Operating performance remains resilient, underpinned by steady demand for our high-quality assets across key gateway markets, with healthy re-leasing spreads of 22%, and a committed occupancy of 89%. We expect to grow occupancy to more than 95%, driving ~13% growth in NOI and ~22% growth in distribution over the current quarter. Our proposed fundraise of Rs 10 billion through preferential issue will further strengthen our ability to pursue large growth opportunities." said **Alok Aggarwal, Chief Executive Officer and Managing Director, Brookfield India Real Estate Trust.**

KEY HIGHLIGHTS: Q1 FY2026

Leasing

- Achieved gross leasing of 651,000 sf, with an average re-leasing spread of 22%
- Committed occupancy increased to 89%, improving ~9% over the last 18 months since the notification of SEZ reforms, and delivering 4.6 million square feet of gross leasing across all property segments (SEZ, non-processing areas, IT / commercial).

Financial Performance

- Income from Operating Lease Rentals grew by 9% YoY to Rs. 4,583 million (from Rs. 4,203 million in Q1 FY2025)
- Net Operating Income (NOI) grew by 13% YoY to Rs 4,986 million (from Rs 4,399 million in Q1 FY 2025)
- Announced distributions of Rs. 5.25 per unit (Rs 3,190 million), an increase of 17% YoY from Q1 FY2025

Brookfield

India Real Estate Trust

Capital Raise

- Board of the manager has approved (subject to unitholder approval) a preferential issue of Rs 10 billion to a mix of investors including corporate treasuries, family offices and high net-worth individuals.
- This fund raise, combined with the Rs 35 billion raised in December 2024, will strengthen our capacity to pursue large growth opportunities.

Outlook

- Conversations underway with the sponsor group for potential acquisition of dominant grade A properties across Bangalore and Chennai
- With dual AAA credit rating and 88% of borrowings being repo-linked, Brookfield India REIT is well positioned to benefit from lower interest rate environment. While 35 bps rate cut on borrowings has already been achieved, another 55 bps rate cut will be transmitted fully in Q2 FY2026.
- Further embedded growth from lease-up of vacant areas, market-to-market realizations, and contractual escalations are expected to contribute to higher net operating income and distributions in the coming quarters

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, 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