Brookfield
India Real Estate Trust

Press Release

BROOKFIELD INDIA REAL ESTATE TRUST REPORTS Q2 FY2027 FINANCIAL RESULTS

Mumbai, November 02,2026: Brookfield India Real Estate Trust (Tickers: BSE: 543261, NSE: BIRET) ("Brookfield India REIT"), India's only 100% institutionally managed office REIT, today announced its financial results for the quarter and half year ended September 30, 2026.

"We registered a strong operating performance during the quarter, with gross leasing of 1.6 million square feet, early commitments against future expiries of 0.6 million square feet and committed occupancy of 93%, supported by robust demand from global capability centres. We announced a distribution of ₹5.70 per unit for the quarter. With steady leasing momentum, disciplined execution of our strategy and access to a robust pipeline of Sponsor assets for potential acquisitions, we remain well positioned to pursue our growth strategy and deliver sustained value to our unitholders," said **Shashank Jain, CEO and Managing Director, Brookfield India Real Estate Trust.**

KEY HIGHLIGHTS: Q2 FY2027

Leasing

- Achieved gross leasing of 1.6M sf, with an average re-leasing spread of 16%, and an additional 0.6M sf of early commitments against future expiries.
- Committed occupancy stood at 93%, up 3% year-on-year, driven by strong leasing demand across product and tenant categories.
- Leasing activity remained strong, led by global capability centers (GCCs), which accounted for 51% of gross leasing activity during the quarter.
- Secured commitments for nearly 40% of FY2028 scheduled expiries, strengthening portfolio stability.

Financial Performance

- Income from Operating Lease Rentals grew 52% YoY to Rs 7,221 million (Rs 4,747 million in Q2 FY2026).
- Net Operating Income (NOI) increased 51% YoY to Rs 7,672 million (Rs 5,094 million in Q2 FY2026).
- Declared distribution of Rs 5.70 per unit, up 9% YoY. Dividend component in DPU increased to 30%, 2x YoY.

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KEY HIGHLIGHTS: H1 FY2027

- Achieved gross leasing of 2.7M sf, including 1.8 million square feet of new leasing and 0.9 million square feet of renewals.
- Operating Lease Rentals grew 54% YoY to Rs 14,360 million (Rs 9,324 million in H1 FY2026).
- Net Operating Income increased 51% YoY to Rs 15,238 million (Rs 10,080 million in H1 FY2026).
- Announced distributions totaling Rs 9,378 million (Rs 11.30 per unit).

Environmental, Social and Governance (ESG)

- Received 5-star rating from GRESB for the fifth consecutive year. Recognized as the 2026 global sector leader in Standing investments (Office-Listed) and Development (Diversified Office/Retail), reflecting outperformance against peer benchmarks. Ranked #1 in Management Score across Asia for both Standing Investments and Development.
- Candor Techspace, Sector 135 NOIDA (N2) secured the IGBC Green Existing Building (Operations & Maintenance) Platinum Rating, reinforcing its commitment to sustainable building operations, resource efficiency and environmental stewardship.
- Ecoworld recognized as the 'Best Office Park of the Year' at the RICS South Asia Awards 2026.
- Majority of the properties received 5-star rating and Sword of Honour from the British Safety Council (BSC) for Occupational Health & Safety.

ABOUT BROOKFIELD INDIA REAL ESTATE TRUST

Brookfield India REIT is India's only 100% institutionally managed pan-India office REIT, managing 11 Grade A assets located in key gateway markets of India - Delhi, Mumbai, Bengaluru, Gurugram, Noida, Kolkata. Brookfield India REIT portfolio consists of 37.5M sf total leasable area, comprising 32.9M sf of operating area, 0.6M sf of under construction area and 4.0M 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 infrastructure, energy, private equity, real estate, and credit and a global presence across more than 50 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.

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