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INDEPENDENT AUDITOR'S REPORT ON REVIEW OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF
Brookprop Management Services Private Limited (the "Manager")
(Acting in capacity as the Manager of Brookfield India Real Estate Trust)

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **Brookfield India Real Estate Trust ("the Parent")** and its subsidiaries (as listed in Note 3 of the consolidated financial results, together referred to as "the Group") and its share of net loss after tax and total comprehensive loss of its joint venture, for the quarter ended 30 June 2026 ("the Statement"), being submitted by the Manager pursuant to the requirement of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended (the "REIT Regulations"), and pursuant to the requirements of Regulations 52 and 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "LODR Regulations").

2. This Statement, which is the responsibility of the Manager's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India, to the extent not inconsistent with REIT regulations, and the requirements of the REIT Regulations and the LODR Regulations, to the extent applicable. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India ("ICAI"). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing ("SAs"), issued by the ICAI, and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in Ind AS 34 and other accounting principles generally accepted in India, to the extent not inconsistent with REIT regulations, has not disclosed the information required to be disclosed in terms of the REIT Regulations and the LODR Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. We draw attention to Note 5 of the Statement, which describes the presentation/classification of "Unit Capital" as "Equity" to comply with the REIT Regulations, instead of the applicable requirements of Ind AS 32 - Financial Instruments: Presentation. Our conclusion is not modified in respect of this matter.

For **Deloitte Haskins & Sells**
Chartered Accountants
(Firm's Registration No. 015125N)

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.08.10 19:37:10 +05'30'

Anup Kumar Sharma
Partner
(Membership No. 063828)
(UDIN: 26063828KCKEXJ8351)

Place: Mumbai
Date: 10 August 2026

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)

Statement of Consolidated Financials Results

Particulars	Note	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)*	For the year ended 31 March 2026 (Audited)
Revenue from operations		9,738.26	9,595.75	6,428.44	29,711.44
Other income	1	568.09	274.37	122.18	1,001.89
Total income		**10,306.35**	**9,870.12**	**6,550.62**	**30,713.33**
Expenses					
Cost of material consumed		27.69	34.81	25.12	108.72
Employee benefits expenses		113.47	91.83	73.57	312.56
Finance costs		3,378.11	3,554.40	2,047.48	9,747.81
Depreciation and amortization expenses		1,419.77	1,449.51	1,047.64	4,694.02
Other expenses	2	2,461.17	2,490.41	1,681.41	7,863.25
Total expenses		**7,400.21**	**7,620.96**	**4,875.22**	**22,726.36**
Profit before share of profit of equity accounted investee and tax		**2,906.14**	**2,249.16**	**1,675.40**	**7,986.97**
Share of net loss (after tax) of joint venture accounted for using the equity method		(122.66)	(15.20)	(148.02)	(402.78)
Profit before tax		**2,783.48**	**2,233.96**	**1,527.38**	**7,584.19**
Tax expense:					
Current tax					
-for current period		403.48	282.64	77.57	672.04
-for earlier years**		(1.29)	0.00	2.22	(345.72)
Deferred tax charge		167.92	1,412.71	124.57	1,890.36
Tax expense for the period/ year		**570.11**	**1,695.35**	**204.36**	**2,216.68**
Profit for the period/ year after tax		**2,213.37**	**538.61**	**1,323.02**	**5,367.51**
Other comprehensive (loss)/income					
Items that will not be reclassified to profit or loss					
- Remeasurement of defined benefit obligations		(0.31)	1.38	0.84	4.04
- Income tax related to items that will not be reclassified to profit or loss		0.09	(0.43)	(0.24)	(1.19)
- Share of other comprehensive (loss)/income of joint venture accounted for using the equity method		(0.26)	0.37	0.22	0.47
Other comprehensive (loss)/income for the period/ year, net of tax		**(0.48)**	**1.32**	**0.82**	**3.32**
Total comprehensive income for the period/ year		**2,212.89**	**539.93**	**1,323.84**	**5,370.83**
Profit for the period/ year after income tax attributable to unit holders of Brookfield India REIT		1,798.05	369.01	1,245.59	4,812.30
Profit for the period/ year after income tax attributable to non- controlling interests		415.32	169.60	77.43	555.21
Total comprehensive income for the period/ year attributable to unit holders of Brookfield India REIT		1,797.57	370.33	1,246.41	4,815.62
Total comprehensive Income for the period/ year attributable to non-controlling interests		415.32	169.60	77.43	555.21
Earnings per unit	7				
Basic (in Rs.)		2.22	0.49	2.05	7.29
Diluted (in Rs.)		2.22	0.49	2.05	7.29

* Refer note 21
** Refer note 8
The accompanying notes from 1 to 22 form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99

Computation of Net Distributable Cash Flow at Trust level:

Particulars	**For the quarter ended 30 June 2026 (Unaudited)**	**For the quarter ended 31 March 2026 (Unaudited)**	**For the quarter ended 30 June 2025 (Unaudited)**	**For the year ended 31 March 2026 (Audited)**
Cashflows from operating activities of the Trust	**(143.63)**	**(121.97)**	**(101.34)**	**(462.26)**
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework (refer note 2 below)	4,770.27	5,108.69	3,379.04	16,093.89
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	297.34	59.56	16.04	330.07
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following			-	-
• Applicable capital gains and other taxes	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-
• Directly attributable transaction costs	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Hold cos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99

Computation of Net Distributable Cash Flow at Trust level:

Particulars	**For the quarter ended 30 June 2026 (Unaudited)**	**For the quarter ended 31 March 2026 (Unaudited)**	**For the quarter ended 30 June 2025 (Unaudited)**	**For the year ended 31 March 2026 (Audited)**
(-) Finance cost on Borrowings as per Profit and Loss Account, excluding amortization of any transaction costs which have already been deducted while computing NDCF of previous period when such transaction costs were paid. (refer note 3 below)	(494.23)	(483.24)	(119.08)	(894.75)
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with financial institution, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the Trust operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or	-	-	-	-
(-) any capital expenditure on existing assets owned / leased by the REIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	-	-	-	-
NDCF at Trust Level	**4,429.75**	**4,563.04**	**3,174.66**	**15,066.95**

Brookfield India Real Estate Trust
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Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99

Computation of Net Distributable Cash Flow at Trust level:

Particulars	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Surplus cash available in REIT used for distribution of NDCF:				
10% of NDCF withheld in line with the Regulations in previous period	-	-	16.04	88.97
Surplus cash available (excluding surplus cash from debt raised)*	217.58	1.30	-	8.98
NDCF including surplus cash at Trust Level	**4,647.33**	**4,564.34**	**3,190.70**	**15,164.90**

Notes:
1. The Board of Directors of the Manager to the Trust, in their meeting held on 10 August 2026, have declared distribution to Unitholders of Rs. 5.60 per unit which aggregates to Rs. 4,647.33 million for the quarter ended 30 June 2026. The distributions of Rs. 5.60 per unit comprises Rs. 1.65 per unit in the form of interest payment on shareholder loan, CCDs and NCDs, Rs. 2.67 per unit in the form of repayment of SPV debt and NCD, Rs. 0.93 per unit in the form of dividend and the balance Rs. 0.35 per unit in the form of interest on fixed deposit and gain on investment in mutual funds.

2. Pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025, Trust has considered distribution of Rs. 3,599.26 million received subsequent to quarter ended 30 June 2026 but before the adoption of the standalone financial results by the Board of Director of the Manager to Trust in the calculation of Net Distributable Cash Flow.

3. Finance cost excludes the notional cost on deferred consideration Rs. 200.44 million, Rs. 194.44 million and Rs. 211.55 million for the quarter ended 30 June 2026, 31 March 2026 and year ended 31 March 2026 respectively.

* Surplus cash includes amounts available for distribution as certain expenses relating to institutional placement amounting to Rs. 3.03 million, Rs. 1.30 million and Rs. 8.98 million for the quarter ended 30 June 2026, 31 March 2026 and year ended 31 March 2026 respectively, are included in the cash outflows from operating activities of the Trust, further it includes Rs. 214.55 million towards trust level expenses (including portion of finance cost) met out of the unutilised QIP funds for the quarter ended 30 June 2026.

The accompanying notes from 1 to 22 form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(i) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the quarter ended 30 June 2026 (Unaudited)											
	SPVs controlled by Trust										Joint venture	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Arliga Ecoworld**	**Subtotal**	**Rostrum**	
Cash flow from operating activities as per Cash Flow Statement of SPVs/ HoldCos	1,117.50	1,144.24	446.73	820.21	48.89	447.45	1,346.03	27.76	2,047.66	**7,446.47**	352.92	**7,799.39**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos) (refer note 1 below)	-	-	-	-	-	-	-	-		-	826.79	**826.79**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	17.78	8.27	5.43	13.11	3.81	12.55	13.02	0.22	49.33	**123.52**	24.99	**148.51**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-		-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-		-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-	-	-		-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid. (refer note 2 below)	(498.92)	(421.90)	(72.36)	-	-	-	(620.40)	-	(889.03)	**(2,502.61)**	(299.31)	**(2,801.92)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust) (refer note 3 below)	(284.00)	-	-	-	-	-	(326.53)	-	(78.95)	**(689.48)**	(13.53)	**(703.01)**

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(i) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the quarter ended 30 June 2026 (Unaudited)											
	SPVs controlled by Trust										Joint venture	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Arliga Ecoworld**	**Subtotal**	**Rostrum**	
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(6.57)	-	(10.58)	(9.81)	-	(0.04)	(2.63)	-	(91.03)	**(120.66)**	(25.50)	**(146.16)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-	(3.78)	-	-	-	-	**(3.78)**	(0.06)	**(3.84)**
NDCF for SPVs/ HoldCos	**345.79**	**730.61**	**369.22**	**823.51**	**48.92**	**459.96**	**409.49**	**27.98**	**1,037.98**	**4,253.46**	**866.30**	**5,119.76**
Surplus cash available in SPVs/ HoldCos used for distribution of NDCF:												
10% of NDCF withheld in line with the Regulations in previous period	45.29	-	-	-	-	-	51.09	-	-	**96.38**	-	**96.38**
Surplus available on acquisition	43.62	-	-	-	-	-	3.97	-	-	**47.59**	-	**47.59**
Surplus cash on account of maturity of deposits	1.13	-	1.21	0.79	-	0.04	1.06	-	-	**4.23**	0.54	**4.77**
NDCF including surplus cash	**435.83**	**730.61**	**370.43**	**824.30**	**48.92**	**460.00**	**465.61**	**27.98**	**1,037.98**	**4,401.66**	**866.84**	**5,268.50**
Joint venture partner's share	-	-	-	-	-	-	-	-	-	**-**	**433.42**	**433.42**
External shareholder's share in dividend	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	58.61	**58.61**	**-**	**58.61**
NDCF including surplus cash (after reducing Joint venture partner's share)	**435.83**	**730.61**	**370.43**	**824.30**	**48.92**	**460.00**	**465.61**	**27.98**	**979.37**	**4,343.05**	**433.42**	**4,776.47**

1. Rs. 826.79 million (net amount received Rs. 825.75 million post adjusting TDS of Rs. 1.04 million) has been received post 30 June 2026, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. Out of such amount received i.e. Rs. 825.75 million, 100% of Trust share i.e. Rs. 412.88 million has been distributed to shareholders. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

2. Finance cost excludes the notional cost credit on compound financial instruments Rs. 14.04 million and Rs. 7.17 million for the G1 and Kairos respectively for the quarter ended 30 June 2026.

3. Includes shareholder debt repayments made to external shareholders after 30 June 2026, but before finalisation and adoption of the financial results by the Board of directors of Manager to the Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

The accompanying notes from 1 to 22 form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(ii) Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the quarter ended 30 June 2026 (Unaudited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
Cash flow from operating activities as per Cash Flow Statement of SPVs	516.00	133.61	521.99	**1,171.60**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	19.28	17.69	29.87	**66.84**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-
• Directly attributable transaction costs	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(101.64)	(120.87)	(117.92)	**(340.43)**

Brookfield India Real Estate Trust
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Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(ii) Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the quarter ended 30 June 2026 (Unaudited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	(1.53)	(3.16)	(1.76)	**(6.45)**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(5.50)	(7.50)	(6.50)	**(19.50)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(44.54)	(3.49)	0.03	**(48.00)**
NDCF for subsidiaries of joint venture	**382.07**	**16.28**	**425.71**	**824.06**
Surplus cash available in subsidiaries used for distribution of NDCF:				
Surplus cash on account of maturity of deposits	-	3.40	-	3.40
NDCF including surplus cash	**382.07**	**19.68**	**425.71**	**827.46**

The accompanying notes from 1 to 22 form an integral part of these Consolidated Financial Results

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Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(iii) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the quarter ended 31 March 2026 (Unaudited)											
	SPVs controlled by Trust										Joint venture	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Arliga Ecoworld**	**Subtotal**	**Rostrum**	
Cash flow from operating activities as per Cash Flow Statement of SPVs/ HoldCos	1,003.81	1,189.45	411.37	768.18	37.52	670.56	1,441.13	5.23	2,083.87	**7,611.12**	236.03	**7,847.15**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos) (refer note 1 below)	-	-	-	-	-	-	-	-		-	864.41	**864.41**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	24.77	27.41	9.66	3.94	0.48	3.03	30.89	0.50	16.06	**116.74**	16.55	**133.29**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-		-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-		-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-		-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-		-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-		-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-	-	-		-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid. (refer note 2 below)	(583.06)	(418.01)	(74.96)	-	-	-	(675.47)	-	(1,061.36)	**(2,812.86)**	(292.49)	**(3,105.35)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust) (refer note 3 below)	(246.50)	-	-	-	-	-	(337.53)	-	-	**(584.03)**	(14.83)	**(598.86)**

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(iii) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the quarter ended 31 March 2026 (Unaudited)											
	SPVs controlled by Trust										Joint venture	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Arliga Ecoworld**	**Subtotal**	**Rostrum**	
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	(2.56)	(4.61)	-	-	(7.69)	-	-	**(14.86)**	-	**(14.86)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-	(0.69)	-	-	-	(25.09)	**(25.78)**	(0.00)	**(25.78)**
NDCF for SPVs/ HoldCos	**199.02**	**798.85**	**343.51**	**767.51**	**37.31**	**673.60**	**451.33**	**5.72**	**1,013.48**	**4,290.33**	**809.67**	**5,100.00**
Surplus cash available in SPVs/ HoldCos used for distribution of NDCF:												
10% of NDCF withheld in line with the Regulations in previous period	-	10.10	49.22	55.48	9.49	9.34	-	-	-	**133.63**	1.03	**134.66**
Surplus available on acquisition	202.79	-	-	-	-	-	26.40	17.50	-	**246.69**	-	**246.69**
Surplus cash on account of maturity of deposits	-	7.40	0.21	-	-	-	7.70	-	18.62	**33.93**	-	**33.93**
NDCF including surplus cash	**401.81**	**816.35**	**392.94**	**822.99**	**46.80**	**682.93**	**485.43**	**23.23**	**1,032.10**	**4,704.58**	**810.70**	**5,515.28**
Joint venture partner's share											**405.35**	**405.35**
NDCF including surplus cash (after reducing Joint venture partner's share)	**401.81**	**816.35**	**392.94**	**822.99**	**46.80**	**682.93**	**485.43**	**23.23**	**1,032.10**	**4,704.58**	**405.35**	**5,109.93**

1. Out of total amount received from the underlying SPVs of Rs. 864.41 million (including TDS of Rs. 1.83 million), an amount of Rs. 792.58 million has been received post 31 March 2026, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025, read with amendment in Regulation 18(16)(aa)(i) of SEBI REIT Regulations on September 3, 2025. Holdco has generated negative cash flow of Rs. 54.78 million on its own, which has been adjusted against the cash flows received from its underlying SPVs in compliance with Notification SEBI/LAD-NRO/GN/2025/258 dated 01 September 2025. 100% of such adjusted cash flows received from SPVs i.e. Rs. 809.63 million, along with an amount of Rs. 1.07 million out of 10% of NDCF retained in previous quarters, has been distributed to shareholders in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 read with amended REIT Regulations.

2. Finance cost excludes the notional cost on compound financial instruments Rs. 90.95 million and Rs. 54.82 million for the G1 and Kairos respectively till 31 March 2026.

3. Includes shareholder debt repayments made to external shareholders after 31 March 2026, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

4. SEBI has issued a revised framework for calculation of NDCF vide SEBI 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. Hence the NDCF for the quarter ended 31 March 2026 has been calculated as per this Revised NDCF Framework.

5. The SPVs have reclassified interest on income tax refund from 'cashflows from operating activities' to 'cashflows from investing activities'. There is no impact on NDCF generation.

6. The statement of NDCF computation for the quarter ended 31 March 2026 has been updated to align with the statutory financial information of REIT SPVs. In case of MIOP, surplus used for distribution has been reclassified from "10% of NDCF withheld in line with the Regulations in previous period" to "Surplus available on acquisition" to reflect the correct disclosure. Net impact on NDCF including surplus is Rs. 0.02 million.

The accompanying notes from 1 to 22 form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(iv) Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the quarter ended 31 March 2026 (Unaudited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
Cash flow from operating activities as per Cash Flow Statement of SPVs	649.57	164.21	361.44	**1,175.22**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	14.09	20.03	18.26	**52.38**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-
• Directly attributable transaction costs	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(103.05)	(116.91)	(118.72)	**(338.68)**

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(iv) Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the quarter ended 31 March 2026 (Unaudited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	(2.29)	(4.67)	(2.65)	**(9.61)**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	**-**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(0.00)	(2.00)	0.01	**(1.99)**
NDCF for subsidiaries of joint venture	**558.32**	**60.66**	**258.34**	**877.32**
Surplus cash available in subsidiaries used for distribution of NDCF:				
Surplus available on acquisition	-	10.51	-	10.51
NDCF including surplus cash	**558.32**	**71.17**	**258.34**	**887.83**

The statement of NDCF computation for the quarter ended 31 March 2026 has been updated to align with the statutory financial information of Joint venture's subsidiaries, having impact of INR 0.28 Million.

The accompanying notes from 1 to 22 form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(v) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the quarter ended 30 June 2025 (Unaudited)										
	SPVs controlled by Trust									Joint venture	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Subtotal**	**Rostrum**	
Cash flow from operating activities as per Cash Flow Statement of SPVs/ HoldCos	869.54	1,107.97	415.41	699.33	37.08	581.67	1,311.22	28.11	**5,050.33**	380.33	**5,430.66**
(+) Cash Flows received from SPV`s which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos) (refer note 1)	-	-	-	-	-	-	-	-	-	675.64	**675.64**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	7.12	10.95	11.55	4.02	0.40	3.50	14.00	0.63	**52.17**	21.42	**73.59**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account, excluding amortization of any transaction costs which have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(544.44)	(472.08)	(78.93)	(0.00)	-	-	(698.51)	-	**(1,793.96)**	(330.25)	**(2,124.21)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust) (refer note 2)	(54.50)	-	-	-	-	-	(221.50)	-	**(276.00)**	(6.69)	**(282.69)**

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
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Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(v) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the quarter ended 30 June 2025 (Unaudited)										
	SPVs controlled by Trust									Joint venture	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Subtotal**	**Rostrum**	
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(1.13)	(94.37)	-	(0.12)	-	(0.04)	(1.05)	-	**(96.71)**	-	**(96.71)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(1.60)	-	-	-	(16.05)	-	-	-	**(17.65)**	(0.09)	**(17.74)**
NDCF for SPVs/ HoldCos	**274.99**	**552.47**	**348.03**	**703.23**	**21.43**	**585.13**	**404.16**	**28.74**	**2,918.18**	**740.36**	**3,658.54**
Surplus cash available in SPVs/ HoldCos used for distribution of NDCF:											
Surplus cash on account of maturity of deposits	1.26	93.91	-	0.12	-	0.04	1.58	-	**96.91**	0.11	**97.02**
NDCF including surplus cash	**276.25**	**646.38**	**348.03**	**703.35**	**21.43**	**585.17**	**405.74**	**28.74**	**3,015.09**	**740.47**	**3,755.56**
Joint venture partner's share										**370.23**	**370.23**
NDCF including surplus cash (after reducing Joint venture partner's share)	**276.25**	**646.38**	**348.03**	**703.35**	**21.43**	**585.17**	**405.74**	**28.74**	**3,015.09**	**370.24**	**3,385.33**

1. Rs. 675.64 million (net amount received Rs. 672.45 million post adjusting TDS of Rs. 3.19 million) has been received post 30 June 2025, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025. 100% of such amount received i.e. Rs. 672.45 million has been distributed to shareholders in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

2. Includes shareholder debt repayments made to external shareholders after 30 June 2025, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

3. SEBI has issued a revised framework for calculation of NDCF vide SEBI 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. Hence the NDCF for the quarter ended 30 June 2025 has been calculated as per this Revised NDCF Framework.

4. There is a reclassification in the NDCF statement of Rs. 2.08 million on account of interest on income tax refund, from cash flow from operating activities to treasury income/ income from investing activities in N1, having no impact on the NDCF.

The accompanying notes from 1 to 22 form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(vi) Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the quarter ended 30 June 2025 (Unaudited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
Cash flow from operating activities as per Cash Flow Statement of SPVs	507.66	160.70	308.86	**977.22**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	44.32	30.71	48.91	**123.94**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-
• Directly attributable transaction costs	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account, excluding amortization of any transaction costs which have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(117.34)	(127.26)	(135.62)	**(380.22)**

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(vi) Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the quarter ended 30 June 2025 (Unaudited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	(2.29)	(2.34)	(2.65)	**(7.28)**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	**-**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(2.78)	-	(2.97)	**(5.75)**
NDCF for subsidiaries of joint venture	**429.57**	**61.81**	**216.53**	**707.91**

The accompanying notes from 1 to 22 form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(vii) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the year ended 31 March 2026 (Audited)											
	SPVs controlled by Trust										Joint venture	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Arliga Ecoworld#**	**Subtotal**	**Rostrum**	
Cash flow from operating activities as per Cash Flow Statement of SPVs/ HoldCos	3,613.09	4,646.89	1,607.98	2,715.57	164.51	2,224.20	5,597.16	93.77	2,713.42	**23,376.59**	1,439.09	**24,815.68**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos) (refer note 1 below)	-	-	-	-	-	-	-	-	-	**-**	2,960.80	**2,960.80**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	87.01	128.87	31.91	16.36	1.80	14.79	96.04	2.50	21.76	**401.04**	99.70	**500.74**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	**-**	-	**-**
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	**-**	-	**-**
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	**-**	-	**-**
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	**-**	-	**-**
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	**-**	-	**-**
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-	-	-	-	**-**	-	**-**
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid. (refer note 2 below)	(2,175.16)	(1,775.45)	(310.55)	(0.00)	-	-	(2,706.20)	-	(1,164.30)	**(8,131.66)**	(1,237.34)	**(9,369.00)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust) (refer note 3 below)	(514.00)	-	-	-	-	-	(1,290.75)	-	(1.04)	**(1,805.79)**	(37.02)	**(1,842.81)**

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(vii) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the year ended 31 March 2026 (Audited)											
	SPVs controlled by Trust										Joint venture	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Arliga Ecoworld#**	**Subtotal**	**Rostrum**	
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(159.65)	(265.91)	(2.56)	(7.05)	-	(3.54)	(186.38)	-	-	**(625.09)**	(113.84)	**(738.93)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(1.60)	-	-	-	(39.83)	-	-	(0.42)	(29.13)	**(70.98)**	(0.09)	**(71.07)**
NDCF for SPVs/ HoldCos	**849.69**	**2734.40**	**1326.78**	**2724.88**	**126.48**	**2235.45**	**1509.87**	**95.85**	**1540.71**	**13144.13**	**3111.30**	**16,255.43**
Surplus cash available in SPVs/ HoldCos used for distribution of NDCF:												
10% of NDCF withheld in line with the Regulations in previous period	-	30.10	49.22	55.48	9.49	80.92	-	-	-	**225.21**	1.03	**226.24**
Surplus available on acquisition *	223.09	-	-	-	-	-	266.70	37.11	-	**526.90**	-	**526.90**
Surplus cash on account of maturity of deposits	149.11	273.05	0.21	2.29	-	3.54	186.91	-	20.87	**635.98**	113.91	**749.89**
NDCF including surplus cash	**1,221.89**	**3,037.55**	**1,376.21**	**2,782.65**	**135.97**	**2,319.91**	**1,963.47**	**132.96**	**1,561.58**	**14,532.22**	**3,226.24**	**17,758.46**
Joint venture partner's share											**1,613.12**	**1,613.12**
NDCF including surplus cash (after reducing Joint venture partner's share)	**1,221.89**	**3,037.55**	**1,376.21**	**2,782.65**	**135.97**	**2,319.91**	**1,963.47**	**132.96**	**1,561.58**	**14,532.22**	**1,613.12**	**16,145.34**

1. Out of total amount received from the underlying SPVs of Rs. 864.41 million (including TDS of Rs. 1.83 million), an amount of Rs. 792.58 million has been received post 31 March 2026, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025, read with amendment in Regulation 18(16)(aa)(i) of SEBI REIT Regulations on September 3, 2025. Holdco has generated negative cash flow of Rs. 54.78 million on its own, which has been adjusted against the cash flows received from its underlying SPVs in compliance with Notification SEBI/LAD-NRO/GN/2025/258 dated 01 September 2025. 100% of such adjusted cash flows received from SPVs i.e. Rs. 809.63 million, along with an amount of Rs. 1.07 million out of 10% of NDCF retained in previous quarters, has been distributed to shareholders in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 read with amended REIT Regulations.

2. Finance cost excludes the notional cost on compound financial instruments Rs. 90.95 million and Rs. 54.82 million for the G1 and Kairos respectively till 31 March 2026.

3. Includes shareholder debt repayments made to external shareholders after 31 March 2026, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

4. SEBI has issued a revised framework for calculation of NDCF vide SEBI 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. Hence the NDCF for the year ended 31 March 2026 has been calculated as per this Revised NDCF Framework.

5. The SPVs have reclassified interest on income tax refund from 'cashflows from operating activities' to 'cashflows from investing activities'. There is no impact on NDCF generation.

NDCF for Arliga Ecoworld Business Parks Private Limited has been calculated effective its acquisition date i.e. 24 December 2025.

6. The statement of NDCF computation for the year ended 31 March 2026 has been updated to align with the statutory financial information of REIT SPVs. In case of MIOP, surplus used for distribution has been reclassified from "10% of NDCF withheld in line with the Regulations in previous period" to "Surplus available on acquisition" to reflect the correct disclosure. Net impact on NDCF including surplus is Rs. 0.02 million.

* During the year ended March 31, 2026, an amount of INR 355.24 million pertaining to HoldCo. (Rostrum) was inadvertently included under "Surplus Available on Acquisition" in the Net Distributable Cash Flows (NDCF). The aforesaid amount was neither considered in the computation of distributable NDCF nor distributed in any of the quarterly distributions during the year. NDCF disclosure for the year ended March 31, 2026 in these Consolidated Financial Results has been updated to reflect the correct amount. There is no impact on the distributions made to trust/unitholders, total cash flows, profit for the period/year, earnings per unit, or net assets of the Trust.

The accompanying notes from 1 to 22 form an integral part of these Consolidated Financial Results

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Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(viii) Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the year ended 31 March 2026 (Audited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
Cash flow from operating activities as per Cash Flow Statement of SPVs	2,125.22	687.57	1,349.91	**4,162.70**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	**-**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	76.86	100.92	114.95	**292.73**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	**-**
• Applicable capital gains and other taxes	-	-	-	**-**
• Related debts settled or due to be settled from sale proceeds	-	-	-	**-**
• Directly attributable transaction costs	-	-	-	**-**
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	**-**
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	**-**
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(438.14)	(481.15)	(505.17)	**(1,424.46)**

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Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(viii) Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the year ended 31 March 2026 (Audited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	(9.15)	(13.86)	(10.56)	**(33.57)**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(55.51)	(48.80)	(57.81)	**(162.12)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(2.78)	(2.00)	(3.35)	**(8.13)**
NDCF for subsidiaries of joint venture	**1,696.50**	**242.68**	**887.97**	**2,827.15**
Surplus cash available in subsidiaries used for distribution of NDCF:				
Surplus available on acquisition	-	10.51	-	10.51
Surplus cash on account of maturity of deposits	68.46	48.69	67.16	184.31
NDCF including surplus cash	**1,764.96**	**301.88**	**955.13**	**3,021.97**

The statement of NDCF computation for the year ended 31 March 2026 has been updated to align with the statutory financial information of Joint venture's subsidiaries, having an impact of INR 0.28 Million.
The accompanying notes from 1 to 22 form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
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	Particulars	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
1	**Other Income**				
	Interest income on deposits with banks	114.94	89.62	72.38	531.18
	Interest income on loan from joint venture	4.76	-	-	-
	Interest on income tax refund	19.19	35.89	2.08	156.62
	Interest income on security deposit	22.84	10.43	22.18	57.97
	Income from scrap sale	22.59	13.90	9.29	68.26
	Gain on investment in mutual funds	302.75	14.27	1.03	29.59
	Liabilities/provisions no longer required written back	1.77	72.13	-	74.90
	Miscellaneous income	79.25	38.13	15.22	83.37
		568.09	**274.37**	**122.18**	**1,001.89**
2	**Other expenses**				
	Property management fees				
	-Property management fees	495.49	501.56	300.14	1,450.11
	- Reimbursement of payroll costs	50.37	57.79	30.19	147.80
	-Reimbursement of office cost	32.99	33.40	31.49	120.74
	Power and fuel	765.55	617.56	569.02	2,282.65
	Repair and maintenance	647.73	774.14	429.08	2,218.05
	Insurance	18.56	21.17	15.34	70.15
	Legal and professional expense	123.25	107.47	61.41	343.54

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Particulars	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Audit fees	10.07	14.30	8.23	42.32
Rates and taxes	174.03	95.46	93.84	456.00
Marketing and advertisement expenses	34.83	66.47	34.56	187.62
Facility usage fees	7.47	7.59	7.19	29.64
Rental towards short term leases	11.13	13.50	8.99	44.00
Credit Impaired	0.68	-	-	0.71
Allowance for expected credit loss	6.78	4.42	6.81	14.56
Corporate social responsibility expenses	7.54	2.00	2.21	8.71
Property, plant and equipment written off	-	2.76	-	2.76
(Gain)/loss on derivative relating to share conversion feature in 14% compulsorily convertible debentures at fair value through profit or loss	(35.20)	45.20	-	49.65
Investment property written off	-	(0.05)	-	(0.05)
Travelling expenses	8.34	6.38	2.83	18.48
Investment management fees	52.31	53.86	36.35	176.78
Valuation expenses	2.82	4.51	2.23	15.12
Trustee fees	1.29	1.28	0.74	5.19
Miscellaneous expenses	45.14	59.63	40.76	178.72
	2,461.17	**2,490.41**	**1,681.41**	**7,863.25**

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3 The Consolidated Financial Results comprise financial results of Brookfield India Real Estate Trust ('Brookfield India REIT' or 'Trust') and following of its subsidiaries/SPV and Joint Venture:

A. Subsidiaries:
1. Shantiniketan Properties Private Limited ("SPPL Noida"/"N1")
2. Candor Kolkata One Hi-Tech Structures Private Limited ("Candor Kolkata"/"K1")
3. Festus Properties Private Limited ("Festus")
4. Seaview Developers Private Limited ("SDPL Noida"/"N2")
5. Candor Gurgaon One Realty Projects Private Limited ("Candor Gurgaon 1"/"G1")
6. Kairos Properties Private Limited (Formerly known as Kairos Property Managers Private Limited) (“Kairos"/"Downtown Powai”)
7. Candor India Office Parks Private Limited ("CIOP")
8. Mountainstar India Office Parks Private Limited ("MIOP")
9. Arliga Ecoworld Business Parks Private Limited ("Arliga Ecoworld") (from 24 December 2025)

B. Joint Venture, accounted as equity method investee
1. Rostrum Realty Private Limited (“Rostrum”)
Financial results of Rostrum comprise of the financial results of following of its subsidiaries:
1. Oak Infrastructure Developers Private Limited (“Oak”)
2. Aspen Buildtech Private Limited (“Aspen”)
3. Arnon Builders & Developers Private Limited (“Arnon”)

4 The Consolidated Financial Results are authorized for issue in accordance with resolutions passed by the Board of Directors of the Manager on behalf of the Brookfield India REIT on 10 August 2026. 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 including any guidelines and circulars issued there under read with SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (“REIT Regulations”); Regulations 52 and 54 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, Recognition and Measurement principles of Indian Accounting Standard 34 “Interim Financial Reporting” (Ind AS-34) as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (‘Ind AS’), read with relevant rules issued thereunder and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT Regulations (refer note 5 on presentation of “Unit Capital” as “Equity” instead of compound financial instruments under Ind AS 32 – Financial Instruments: Presentation).

Accordingly, these Consolidated Financial Results do not include all the information required for a complete set of financial statements. These Consolidated Financial Results should be read in conjunction with the consolidated financial statements and related notes included in the Trust's audited consolidated financial statements under Ind AS as at and for the year ended 31 March 2026. Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

The Consolidated Financial Results are presented in Indian Rupees in Millions, except when otherwise indicated.

The Unaudited Consolidated financial results for the quarter ended 30 June 2026 have been subjected to review by Statutory Auditors of Brookfield REIT and they have issued an unmodified review conclusion on the above results.

5 Under the provisions of the REIT Regulations, Brookfield India REIT is required to distribute to Unitholders not less than 90% of the Net Distributable Cash Flows of Brookfield India REIT for each reporting period. Accordingly, a portion of the unit capital contains a contractual obligation of the Brookfield India REIT to pay to its Unitholders cash distributions. Hence, the unit capital is a compound financial instrument which contain both equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 issued under the REIT Regulations, the unit capital has been classified and presented as "Equity" in order to comply with the requirements of para 4.2.3(a) of Chapter 4 to the SEBI Master Circular dealing with the Continuous Disclosures and Compliances by REITs.

6 **Segment reporting :**

In accordance with Ind AS 108, the Board of Directors of the Manager, Brookprop Management Services Private Limited, has been identified as the Chief Operating Decision Maker (CODM), being responsible for key strategic and operational decisions of Brookfield India REIT. As the REIT is primarily engaged in a single line of business comprising of owning, developing, operating and leasing commercial real estate assets in India. Accordingly, the REIT operates as a single reportable segment, and the detailed segment disclosure requirements of Ind AS 108 are not applicable.

Brookfield India Real Estate Trust
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(All amounts are in Rupees millions unless otherwise stated)
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7 **Earnings Per Unit (EPU)**

Basic Earnings per Unit (EPU) is calculated by dividing the profit after income tax for the period/year attributable to unitholders by the weighted average number of units outstanding during the period/year. Diluted EPU is calculated by dividing the profit after income tax for the period/year attributable to unitholders by the weighted average number of units outstanding during the period/year adjusted for the weighted average number of units that would be issued upon conversion of all dilutive potential units into unit capital. During all the periods presented, there were no dilutive units issued. The following reflects the profit after tax and unit data used in the basic and diluted EPU computation:

Particulars	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Profit after tax for calculating basic and diluted EPU (attributable to unitholders of Brookfield India REIT)	1,798.05	369.01	1,245.59	4,812.30
Weighted average number of Units (Nos.)	811,305,018	749,385,513	607,752,448	659,961,905
Earnings Per Unit				
-Basic (Rs./unit)	2.22	0.49	2.05	7.29
-Diluted (Rs./unit)	2.22	0.49	2.05	7.29

8 During the previous year ended 31 March 2026, G1 and K1 received favourable orders from the Income Tax Appellate Tribunal under section 254 of the Income Tax Act, 1961 for assessment years 2015-16 and 2016-17, resulting in income tax credit recognised in the Statement of Profit and Loss amounting to Rs. 346.60 million.

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Financial Ratios	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Current ratio (in times) (refer note a)	1.12	0.61	0.68	0.61
Debt-equity ratio (in times) (refer note b)	0.66	0.85	0.58	0.85
Debt service coverage ratio (in times) (refer note c)	2.31	1.75	2.02	1.90
Interest service coverage ratio (in times) (refer note d)	2.08	1.56	2.16	2.03
Outstanding redeemable preference shares (quantity and value) (refer note e)	NA	NA	NA	NA
Capital redemption reserve/debenture redemption reserve ((refer note f)	NA	NA	NA	NA
Net worth (Amounts in Rs. millions)	231,643.33	195,621.23	158,240.47	195,621.23
Net profit after tax (Amounts in Rs. millions)	2,213.37	538.61	1,323.02	5,367.51
Earnings per unit- Basic (Amounts in Rs.) (refer note 7)	2.22	0.49	2.05	7.29
Earnings per unit- Diluted (Amounts in Rs.) (refer note 7)	2.22	0.49	2.05	7.29
Long term debt to working capital (in times) (refer note g)	42.68	(24.33)	(21.66)	(24.33)
Bad debts to Account receivable ratio (refer note h)	0.00	0.00	0.01	0.02
Current liability ratio (in times) (refer note i)	0.16	0.09	0.12	0.09
Total debts to total assets (in times) (refer note j)	0.37	0.42	0.34	0.42

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Financial Ratios	**For the quarter ended 30 June 2026 (Unaudited)**	**For the quarter ended 31 March 2026 (Unaudited)**	**For the quarter ended 30 June 2025 (Unaudited)**	**For the year ended 31 March 2026 (Audited)**
Debtors turnover (in times) (refer note k)	25.63	33.71	33.70	32.77
Inventory turnover (in times) (refer note l)	NA	NA	NA	NA
Operating margin (in %) (refer note m)	73.28%	72.73%	72.31%	72.12%
Net profit margin (in %) (refer note n)	21.48%	5.46%	20.20%	17.48%
Assets cover available (refer note o)	2.56	2.29	2.80	2.29
Distribution per unit	5.60	5.50	5.25	21.40
Net operating income (refer note p)	7,565.61	7,429.09	4,985.75	22,912.99

Formulae for computation of ratios are as follows basis consolidated financial results (including non controlling interest):-

Note	**Financial Ratios**	**Numerator**	**Denominator**
a)	Current ratio	Current Assets	Current liabilities
b)	Debt Equity ratio	Total Debt (including lease liabilities)	Total equity
c)	Debt Service Coverage Ratio	Earnings available for debt service (Profit for the period/ year after tax + Finance costs + Depreciation and amortization expenses)	Finance costs (excluding unwinding interest & Interest expense on lease liabilities) + Principal repayments made during the period which excludes bullet and full repayment of external borrowings
d)	Interest Service Coverage Ratio	Earnings available for debt service (Profit for the period/ year after tax + Finance costs + Depreciation and amortization expenses)	Finance costs
e)	There are no outstanding redeemable preference shares as at the reporting date.		
f)	The group is not required to create capital redemption reserve or debenture redemption reserve as at the reporting date.		
g)	Long term debt to working capital	Long term debt (including non current lease liabilities)	Working Capital (Current assets - current liabilities)
h)	Bad debts to Account receivables ratio	Bad debts (including provision for doubtful debts)	Average trade receivable
i)	Current Liability Ratio	Current Liabilities	Total Liabilities
j)	Total debts to Total assets	Total Debts (including lease liabilities)	Total assets
k)	Debtors turnover ratio	Revenue from operations (annualized)	Average trade receivable
l)	Inventory turnover ratio is not appplicable as the Group does not hold any inventory.		
m)	Operating margin percent	Profit before share of profit of equity accounted investee and tax + Finance costs + Depreciation and amortization expenses - Other income	Revenue from operations
n)	Net profit margin percent	Profit after tax	Total Income
o)	Assets cover available	Total Assets - Intangible Assets - Current liabilities (excluding short-term debt & Lease liabilities)	Total Debt (including lease liabilities)
p)	Net Operating Income (NOI) is calculated as revenue from operations (which includes (i) income from operating lease rentals; (ii) income from maintenance services; and (iii) sale of food and beverages) less direct operating expenses. Direct operating expenses include (i) power and fuel; (ii) facility usage charges; (iii) lease rent; (iv) employee benefit expenses (v) cost of materials consumed; and (vi) a portion of repair and maintenance, legal and professional fees, insurance, rates and taxes, property management fees (excluding property management fees paid to the Brookprop property management services private limited amounting to Rs. 190.47 million for the quarter ended 30 June 2026, Rs. 130.12 million for the quarter ended 30 June 2025, Rs.192.19 million for the quarter ended 31 March 2026 and Rs. 594.09 million for the year ended 31 March 2026) and miscellaneous expenses, which are directly incurred in relation to the commercial properties of the respective Asset SPVs.		

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Notes to the Consolidated Financial Results

10 Statement of Net Borrowings Ratio

S.No.	Particulars	As on 30 June 2026 (Unaudited)	As on 30 June 2025 (Unaudited)	As on 31 March 2026 (Audited)
A.	Borrowings (refer note a)	169,444.97	107,481.56	181,301.65
B.	Deferred Payments (Refer note 14)	10,422.59	-	10,222.15
C.	Cash and Cash Equivalents (refer note b)	29,549.81	6,914.53	7,979.01
D.	**Aggregate Borrowings and Deferred Payments net of Cash and Cash Equivalents (A+B-C)**	**150,317.75**	**100,567.03**	**183,544.80**
E.	Value of REIT assets (refer note c)	543,705.83	356,749.65	539,558.56
F.	**Net Borrowings Ratio (D/E)**	**27.65%**	**28.19%**	**34.02%**

a. Breakup of borrowings (including accrued interest):

Entity	Relation to REIT	Lender	Name of lender	Nature of debt ^	Balance as on 30 June 2026 (Unaudited)	Balance as on 30 June 2025 (Unaudited)	Balance as on 31 March 2026 (Audited)
Shantiniketan Properties Private Limited	SPV	NBFC	Bajaj Housing Finance Limited	LRD	3,720.33	3,717.30	3,720.04
Candor Kolkata One Hi-Tech Structures Private Limited	SPV	Bank	HDFC Bank Limited	LRD & LOC	23,778.54	23,845.38	23,840.10
				CF	1,979.76	940.65	1,693.71
Kairos Properties Private Limited	SPV	Bank	Axis Bank Limited	RTL	12,286.92	11,681.11	12,138.42
			ICICI Bank Limited	RTL	13,955.30	13,850.06	13,956.29
Candor Gurgaon One Realty Projects Private Limited	SPV	Bank	ICICI Bank Limited	RTL	9,007.23	9,953.72	9,007.33
			Axis Bank Limited	RTL	9,871.97	8,713.31	9,830.55
Brookfield India Real Estate Trust	REIT/Trust	Listed NCDs	NA**	NCD	19,894.27	-	19,888.93
		NBFC	Bajaj Housing Finance Limited	LRD	5,739.28	5,483.45	5,739.55
				FTL	1,493.86	1,489.51	1,490.46
Candor Gurgaon One Realty Projects Private Limited	SPV	Other	Reco Iris Private Limited	NCD	3,221.77	3,786.24	3,471.67
			Reco Rock Private Limited	NCD	1,147.72	1,164.13	1,147.39
Kairos Properties Private Limited	SPV	Other	Reco Iris Private Limited	NCD	1,222.96	2,550.07	1,568.69
Candor Gurgaon One Realty Projects Private Limited	SPV	Other	Reco Cerium Private Limited	CCD	124.45	177.32	138.21
Kairos Properties Private Limited	SPV	Other	Reco Europium Private Limited	CCD	1,204.37	3,553.36	3,533.67
Arliga Ecoworld Business Parks Private Limited	SPV	Bank	State Bank of India	LRD	16,561.65	-	19,891.69
		Other	360 One Real Assets Advantage Fund	NCD	391.42	-	-
		Bank	Bank of Baroda	LRD	13,439.20	-	16,646.14
			Punjab National Bank	LRD	13,422.01	-	16,624.98
Subtotal of SPV's and REIT Borrowings (A)					**152,463.01**	**90,905.61**	**164,327.82**
Rostrum Realty Private Limited*	Holdco	Bank	HDFC Bank Limited	LRD	7,706.25	7,717.55	7,882.83
Oak Infrastructure Developers Private Limited*	SPV of Holdco	Bank	HDFC Bank Limited	LRD	1,873.61	2,742.38	2,739.11
Aspen Buildtech Private Limited*	SPV of Holdco	Bank	HDFC Bank Limited	LRD	2,444.56	3,159.03	3,155.24
Rostrum Realty Private Limited*	Joint venture of REIT	REIT	Brookfield India Real Estate Trust	Loan	1,997.38	-	-
Arnon Builders & Developers Private Limited*	SPV of Holdco	Bank	HDFC Bank Limited	LRD	2,960.16	2,956.99	3,196.65
Subtotal of Joint Venture's Borrowings (B)					**16,981.96**	**16,575.95**	**16,973.83**
Grand Total Borrowings (A+B)					**169,444.97**	**107,481.56**	**181,301.65**

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** Pursuant to the SEBI Masler Circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025, the names of the lenders are required to be given for borrowings, Listed Non-Convertible Debentures (NCDs) are actively traded in the secondary market, resulting in frequent changes in ownership and therefore lender names for these instruments have not been provided.

^ Nature of debt
LRD - Lease rent discounting.
LOC - Line of credit
RTL - Rupee term loan
FTL - Flexi term loan
CF- Construction finance
CCD- Compulsorily Convertible Debentures
NCD- Non convertible debentures

b. Breakup of Cash and Cash Equivalents :

Entity	Cash and Cash Equivalents as on 30 June 2026 (Unaudited)	Cash and Cash Equivalents as on 30th June 2025 (Unaudited)	Cash and Cash Equivalents as on 31st March 2026 (Audited)
Candor Kolkata One Hi-Tech Structures Private Limited	577.76	579.41	504.97
Shantiniketan Properties Private Limited	237.78	294.59	221.59
Festus Properties Private Limited	279.38	280.39	724.55
Seaview Developers Private Limited	2,767.45	378.40	244.02
Candor Gurgaon One Realty Projects Private Limited	889.16	815.16	912.15
Kairos Properties Private Limited	798.90	1,159.58	1,094.72
Arliga Ecoworld Business Parks Private Limited	2,364.89	-	565.04
Candor India Office Parks Private Limited	68.99	29.86	55.34
Brookfield India Real Estate Trust	20,462.23	2,365.37	2,393.11
Mountainstar India Office Parks Private Limited	31.44	67.96	26.69
Subtotal of SPV's Cash and Cash Equivalents (A)	**28,477.98**	**5,970.72**	**6,742.18**
Rostrum Realty Private Limited*	34.54	61.90	28.21
Oak Infrastructure Developers Private Limited*	226.31	278.02	374.20
Aspen Buildtech Private Limited*	792.48	559.45	787.30
Arnon Builders & Developers Private Limited*	18.50	44.44	47.12
Subtotal of Joint Venture's Cash and Cash Equivalents (B)	**1,071.83**	**943.81**	**1,236.82**
Grand Total Cash and Cash Equivalents (A+B)	**29,549.81**	**6,914.53**	**7,979.01**

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c. Breakup of value of REIT assets :

	As on 30 June 2026 (Unaudited)			As on 30 June 2025 (Unaudited)		
Entity	**Fair value of Investment property and Investment property under development#**	**Other assets at book value (as per consolidated balance sheet excluding Cash and Cash equivalents)**	**Total Value of REIT Assets as on 30 June 2026**	**Fair value of Investment property and Investment property under development^**	**Other assets at book value (as per consolidated balance sheet excluding Cash and Cash equivalents)**	**Total Value of REIT Assets as on 30 June 2025**
Candor Kolkata One Hi-Tech Structures Private Limited	84,321.58	2,218.15	86,539.73	75,667.41	2,845.00	78,512.41
Shantiniketan Properties Private Limited	29,484.69	192.54	29,677.23	27,076.43	500.13	27,576.56
Festus Properties Private Limited	31,981.35	1,502.77	33,484.12	29,168.00	1,179.00	30,347.00
Seaview Developers Private Limited	49,409.61	1,739.37	51,148.98	45,225.75	1,961.78	47,187.53
Candor Gurgaon One Realty Projects Private Limited	60,488.91	1,231.75	61,720.66	55,985.07	1,767.65	57,752.72
Kairos Properties Private Limited	85,749.61	1,302.58	87,052.18	78,270.00	1,450.62	79,720.62
Arliga Ecoworld Business Parks Private Limited	148,279.26	2,442.83	150,722.09	-	-	-
Candor India Office Parks Private Limited	-	297.27	297.27	-	122.49	122.49
Brookfield India Real Estate Trust	-	4,042.54	4,042.54	-	34.00	34.00
Mountainstar India Office Parks Private Limited	-	12.10	12.10	-	32.64	32.64
Subtotal of SPV's value of REIT assets (A)	**489,715.01**	**14,981.90**	**504,696.91**	**311,392.66**	**9,893.31**	**321,285.97**
Rostrum Realty Private Limited*	8,878.31	253.54	9,131.85	7,889.00	396.67	8,285.67
Oak Infrastructure Developers Private Limited*	14,026.55	493.55	14,520.10	12,506.50	526.18	13,032.68
Aspen Buildtech Private Limited*	9,428.10	366.25	9,794.35	8,507.00	364.68	8,871.68
Arnon Builders & Developers Private Limited*	5,456.20	106.42	5,562.62	5,172.50	101.16	5,273.66
Subtotal of Joint Venture's value of REIT assets (B)	**37,789.16**	**1,219.76**	**39,008.92**	**34,075.00**	**1,388.68**	**35,463.68**
Grand Total value of REIT assets (A+B)	**527,504.17**	**16,201.66**	**543,705.83**	**345,467.66**	**11,281.99**	**356,749.65**

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	As on 31 March 2026 (Audited)		
Entity	**Fair value of Investment property and Investment property under development#**	**Other assets at book value (as per consolidated balance sheet excluding Cash and Cash equivalents**	**Total Value of REIT Assets as on 31 March 2026**
Candor Kolkata One Hi-Tech Structures Private Limited	84,321.58	2,229.51	86,551.10
Shantiniketan Properties Private Limited	29,484.69	361.38	29,846.07
Festus Properties Private Limited	31,981.35	1,199.41	33,180.76
Seaview Developers Private Limited	49,409.61	1,876.68	51,286.29
Candor Gurgaon One Realty Projects Private Limited	60,488.91	1,400.38	61,889.27
Kairos Properties Private Limited	85,749.61	1,178.95	86,928.55
Arliga Ecoworld Business Parks Private Limited	148,279.26	2,326.67	150,605.93
Candor India Office Parks Private Limited	-	278.51	278.51
Brookfield India Real Estate Trust	-	8.61	8.61
Mountainstar India Office Parks Private Limited	-	11.38	11.38
Subtotal of SPV's value of REIT assets (A)	**489,715.00**	**10,871.48**	**500,586.48**
Rostrum Realty Private Limited*	8,878.31	278.27	9,156.57
Oak Infrastructure Developers Private Limited*	14,026.55	452.34	14,478.89
Aspen Buildtech Private Limited*	9,428.10	359.03	9,787.13
Arnon Builders & Developers Private Limited*	5,456.20	93.29	5,549.49
Subtotal of Joint Venture's value of REIT assets (B)	**37,789.16**	**1,182.92**	**38,972.08**
Grand Total value of REIT assets (A+B)	**527,504.16**	**12,054.40**	**539,558.56**

Notes to the Consolidated Financial Results

Brookfield India REIT considers “other assets” as an integral part of the ownership of the real estate assets which are fair valued by the valuer appointed under the REIT regulations and therefore are included in the value of REIT assets for computing the above ratio.

Fair value of Investment property and Investment property under development include impact of lease rent equalization. Hence the carrying amount of lease rent equalization have been reduced from other assets.

Fair value of Investment property and Investment property under development include fair value pertaining to a property, which is for captive use w.e.f. 27 December 2024 and hence classified as property plant and equipment in the consolidated financials. Therefore, the carrying amount of said property has been excluded from other assets.

*Brookfield India REIT holds 50% ownership interest in Rostrum Realty Private Limited and is accounted as an equity method investee. The proportionate share of 50% of the borrowings, cash & cash equivalents and REIT assets of Rostrum Realty Private Limited and its subsidiaries is considered for computing the Net Borrowings Ratio.

Fair value of Investment property and Investment property under development is considered as per valuation report of 31 March 2026 issued by the valuer appointed under the REIT Regulations.
^ Fair value of Investment property and Investment property under development is considered as per valuation report of 31 March 2025 issued by the valuer appointed under the REIT Regulations.

11 Related Party Disclosures

A. Related parties to Brookfield India REIT as at 30 June 2026

BSREP India Office Holdings V Pte. Ltd. - Sponsor
Brookprop Management Services Private Limited - Investment Manager or Manager
Axis Trustee Services Limited - Trustee

Sponsor group

a) BSREP II India Office Holdings II Pte. Ltd. (BSREP II India)
b) BSREP India Office Holdings III Pte Ltd. (BSREP India Office III)
c) BSREP India Office Holdings Pte. Ltd. (BSREP India Holdings) (till 18 June 2025)
d) Project Diamond Holdings (DIFC) Limited (Project Diamond)

Entity having significant influence*

Brookfield Corporation (formerly known as Brookfield Asset Management Inc.) (w.e.f. 19 March 2025)

Group companies of entity having significant influence
a) BSREP III New York FDI I (DIFC) Limited
b) CleanMax IPP 1 Private Limited
c) Brookfield HRS TS LLC
d) Aerobode One Private Limited
e) Cowrks India Private limited
f) Clean Max Cogen Solutions Private Limited
g) Equinox Business Parks Private Limited
h) Clean Max Enviro Energy Solutions Private Limited
i) Project Diamond FPI Holdings (DIFC) Limited
j) Schloss Chanakya Pvt. Ltd.
k) Summit Digital Infrastructure Limited
l) Brooksolutions Global Services Private Limited
m) Transition Cleantech Services Private Limited
n) Elevar Digitel Infrastructure Private Limited
o) Arliga India Office Parks Private Limited
p) Transition Energy Services Private Limited
q) Brookfield Corporation (Formerly known as Brookfield Asset Management Inc.)
r) Schloss Bangalore Limited (formerly known as Schloss Bangalore Pvt Ltd)
s) Cole-Parmer India Pvt. Ltd.
t) Arliga Azure Projects Private Limited
u) Arliga Galleria (India) Private Limited
v) Arliga North Star Projects Private Limited
w) Arliga Ecospace Business Parks Private Limited
x) Arliga 45Icon Business Parks Private Limited
y) Arliga Millenia Business Parks Private Limited
z) Arliga Whitefield Business Parks Private Limited
aa) Arliga Azure Business Parks Private Limited
ab) Arliga Eco 4D Business Parks Private Limited
ac) Crest Digitel Private Limited
ad) Arliga Ecoworld Infrastucture Private Limited
ae) Striton Properties Private Limited
af) Brookprop Property Management Services Private Limited

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Associates of Subsidiaries
Reco Cerium Private Limited (w.e.f. 18 August 2023)
Reco Rock Private Limited (w.e.f. 18 August 2023)
Reco Iris Private Limited (w.e.f. 18 August 2023)
Reco Europium Private Limited (w.e.f. 28 August 2023)

Joint Venture
Rostrum Realty Private Limited (w.e.f 21 June 2024)

Other related parties with whom the transactions have taken place during the period/year
Axis Bank Limited - Promotor of Trustee

Directors & Key personnel of the Investment Manager (Brookprop Management Services Private Limited)

Directors
Alok Aggarwal - Chief Executive Officer and Managing Director- India office business till 30 June, 2026
Shashank Jain- Chief Executive Officer and Managing Director (w.e.f. 01 July 2026)
Akila Krishnakumar (Independent Director)
Shailesh Vishnubhai Haribhakti (Independent Director)
Ankur Gupta (Non-Executive Director)
Rajnish Kumar (Independent Director) (w.e.f. 30 March 2023)
Keki Mistry (Independent Director w.e.f 23 June 2025)
Rachit Kothari (Non-Executive Director w.e.f 23 June 2025)
Ananya Tripathi (Non- Executive Director w.e.f 25 June 2026)
Thomas Jan Sucharda (Non-Executive Director) (w.e.f. 30 March 2023 till 25 June 2026)

Key Personnels and Key Management Personnel
Alok Aggarwal – Chief Executive Officer and Managing Director (w.e.f. 26 September 2020 till 30 June 2026)
Shashank Jain – Chief Executive Officer and Managing Director (w.e.f. 01 July 2026)
Amit Jain - Chief Financial Officer - India office business (w.e.f. 09 May 2024, till 10 July 2026) and Key Personnel (w.e.f 07 January 2025 till 10 July 2026)
Ankit Gupta- President - India office business (w.e.f. 09 May 2024 till 08 May 2025)
Saurabh Jain- Compliance Officer

Head of Finance
Saket Mehta - (w.e.f. 11 July 2026)

Key Managerial Personnel of SPV's
- **Candor Kolkata One Hi-Tech Structures Private Limited**
  Subrata Ghosh- Director (till 31 March 2025) and Executive Director (w.e.f. 01 April 2025)
- **Festus Properties Private Limited**
  Chirag Banga- Company Secretary (w.e.f. 02 December 2024)
- **Shantiniketan Properties Private Limited**
  Juhi Sen - Company Secretary (w.e.f. 24 April 2023)
- **Mountainstar India Office Parks Private Limited**
  Davinder Arora - Company Secretary (till 08 April 2025)
  Jairaj Vikas Verma - Company Secretary (w.e.f. 01 May 2025 and till 29 July 2025)
  Ravi Kumar - Company Secretary (w.e.f. 17 November 2025 till 29 April 2026)

(All amounts are in Rupees millions unless otherwise stated)

11 B. Related party transactions

Nature of transaction/ Entity's Name		For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Trustee Fee Expense					
- Axis Trustee Services Limited		1.29	1.28	0.74	5.19
	Total	**1.29**	**1.28**	**0.74**	**5.19**
Reimbursement of expenses incurred by (excluding GST)					
- Brookprop Management Services Private Limited		3.00	-	-	3.00
- Brookprop Property Management Services Private Limited		73.98	81.69	70.62	297.34
- BSREP India Office Holdings V Pte. Ltd.		14.13	(0.76)	-	13.48
- Cowrks India Private limited		0.87	1.18	0.22	4.47
- Schloss Chanakya Pvt. Ltd.		-	-	-	0.04
- Equinox Business Parks Private Limited		-	-	0.01	-
- Arliga India Office Parks Private Limited		14.18	32.59	-	34.48
- Arliga Ecoworld Infrastrucure Private Limited		-	-	-	195.00
	Total	**106.16**	**114.70**	**70.85**	**547.81**
Reimbursement of expenses incurred on behalf of (excluding GST)					
- Aerobode One Private Limited		-	(0.29)	0.27	0.52
- Brookprop Property Management Services Private Limited		11.36	19.75	6.94	42.90
- Striton Properties Private Limited		1.35	0.76	0.18	2.56
- Equinox Business Parks Private Limited		-	0.00	0.36	0.42
- Arliga India Office Parks Private Limited		3.03	3.05	3.75	12.81
- Rostrum Realty Private Limited		1.89	2.36	3.20	10.15
- Cole-Parmer India Pvt. Ltd.		-	-	-	0.23
- Cowrks India Private Limited		-	-	-	0.32
	Total	**17.63**	**25.63**	**14.70**	**69.91**
Internet & Connectivity Charges					
- Brookfield HRS TS LLC		11.98	11.30	8.24	38.39
	Total	**11.98**	**11.30**	**8.24**	**38.39**
Rental Income					
-Clean Max Enviro Energy Solutions Private Limited		0.21	0.09	0.22	0.54
-CleanMax IPP 1 Private Limited		0.34	0.17	0.36	0.89
-Clean Max Cogen Solutions Pvt. Ltd.		2.34	1.79	2.18	7.40
-Striton Properties Private Limited		0.12	-	-	-
-Cowrks India Private limited		268.34	256.95	21.38	542.41
-Summit Digital Infrastructure Limited		2.18	3.84	2.06	8.26
-Brooksolutions Global Services Private Limited		27.99	12.26	28.08	112.53
-Cole-Parmer India Pvt. Ltd.		3.64	0.53	-	13.86
-Brookprop Property Management Services Private Limited		-	1.85	-	1.85
- Elevar Digitel Infrastructure Private Limited (Formerly Known as ATC Telecom Infrastructure Private Limited)		-	0.66	-	0.93
-Arliga India Office Parks Private Limited		10.27	10.27	-	11.07
-Arliga Azure Projects Private Limited		0.07	0.07	-	0.07
-Arliga Galleria (India) Private Limited		0.07	0.07	-	0.07
-Arliga North Star Projects Private Limited		0.05	0.07	-	0.07
Arliga Ecoworld Infrastructure Private Limited		0.12	-	-	-
-Arliga Ecospace Business Parks Private Limited		0.06	0.06	-	0.07
-Arliga 45Icon Business Parks Private Limited		0.06	0.06	-	0.07
-Arliga Millenia Business Parks Private Limited		0.00	0.06	-	0.07
-Arliga Whitefield Business Parks Private Limited		0.06	0.06	-	0.07
-Arliga Azure Business Parks Private Limited		0.00	0.06	-	0.07
-Arliga Eco 4D Business Parks Private Limited		0.06	0.06	-	0.07
-Crest Digitel Private Limited		0.37	0.39	-	0.44
	Total	**316.35**	**289.37**	**54.27**	**700.81**

(All amounts are in Rupees millions unless otherwise stated)

11 B. Related party transactions

Nature of transaction/ Entity's Name		For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Power and fuel expenses					
-Clean Max Enviro Energy Solutions Private Limited		0.36	0.25	0.26	0.88
-Transition Cleantech Services Private Limited		42.70	40.72	47.11	155.81
-Transition Energy Services Pvt. Ltd.		29.47	42.02	19.69	132.41
-CleanMax IPP 1 Private Limited		0.53	0.39	0.55	1.49
-Clean Max Cogen Solutions Private Limited		6.37	4.15	5.40	17.73
	Total	**79.43**	**87.53**	**73.01**	**308.32**
Income from maintenance services					
-Elevar Digitel Infrastructure Private Limited (Formerly Known As ATC Telecom Infrastructure Private Limited)		0.02	(0.63)	0.03	0.11
-Cowrks India Private Limited		57.23	43.17	4.56	45.72
-Summit Digital Infrastructure Limited		0.10	0.39	0.10	0.39
-Brooksolutions Global Services Private Limited		4.44	15.79	3.73	15.79
-Cole-Parmer India Pvt. Ltd.		0.47	1.76	-	1.76
-Arliga India Office Parks Private Limited		1.82	1.75	-	1.94
-Arliga Azure Projects Private Limited		0.01	0.01	-	0.01
-Arliga Galleria (India) Private Limited		0.01	0.01	-	0.01
-Arliga North Star Projects Private Limited		0.01	0.01	-	0.01
-Arliga Ecospace Business Parks Private Limited		0.01	0.01	-	0.01
Arliga Ecoworld Infrastruture Private Limited		0.01	-	-	-
-Arliga 45Icon Business Parks Private Limited		0.01	0.01	-	0.01
-Arliga Millenia Business Parks Private Limited		-	0.01	-	0.01
-Arliga Whitefield Business Parks Private Limited		0.01	0.01	-	0.01
-Crest Digitel Private Limited		0.61	0.50	-	0.60
-Arliga Azure Business Parks Private Limited		-	0.01	-	0.01
-Arliga Eco 4D Business Parks Private Limited		0.01	0.01	-	0.01
	Total	**64.77**	**62.82**	**8.42**	**66.40**
Issue of 10.5% unsecured Non convertible debentures					
-Reco Iris Private Limited		-	-	-	1,000.00
- Reco Rock Private Limited		-	-	-	1,000.00
	Total	**-**	**-**	**-**	**2,000.00**
Interest expenses on unsecured 10.5% Non convertible debenture					
-Reco Iris Private Limited		26.42	26.08	-	62.36
- Reco Rock Private Limited		26.42	26.08	-	62.24
	Total	**52.84**	**52.16**	**-**	**124.60**
Payment of Interest expense on liability of 10.50% Non convertible debentures					
-Reco Iris Private Limited		26.08	26.54	-	36.28
- Reco Rock Private Limited		26.08	26.54	-	36.16
		52.16	**53.08**	**-**	**72.44**
Interest expense on 12.50% Non convertible debentures					
- Reco Iris Private Limited		112.67	127.28	197.02	636.23
- Reco Rock Private Limited		3.84	3.79	35.55	55.12
	Total	**116.51**	**131.07**	**232.57**	**691.35**
Interest expense on liability component of compound financial instrument					
- Reco Cerium Private Limited		5.17	5.52	7.17	25.14
	Total	**5.17**	**5.52**	**7.17**	**25.14**
Repayment of 12.5% Non convertible debenture					
-Reco Iris Private Limited		583.50	557.00	264.00	2,484.00
-Reco Rock Private Limited		-	-	-	1,000.00
	Total	**583.50**	**557.00**	**264.00**	**3,484.00**
Interest expense on compulsory convertible debentures					
-Reco Europium Private Limited		95.82	95.11	95.02	384.05
	Total	**95.82**	**95.11**	**95.02**	**384.05**

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11 **B. Related party transactions**

Nature of transaction/ Entity's Name		**For the quarter ended 30 June 2026 (Unaudited)**	**For the quarter ended 31 March 2026 (Unaudited)**	**For the quarter ended 30 June 2025 (Unaudited)**	**For the year ended 31 March 2026 (Audited)**
Payment of liability component of compound financial instrument					
- Reco Cerium Private Limited		14.04	13.50	12.00	50.95
	Total	**14.04**	**13.50**	**12.00**	**50.95**
Payment of interest on compulsory convertible debentures					
- Reco Europium Private Limited		203.18	103.20	100.84	409.43
	Total	**203.18**	**103.20**	**100.84**	**409.43**
Payment of interest on liability component of compound financial instrument					
- Reco Cerium Private Limited		19.12	19.12	19.11	76.52
	Total	**19.12**	**19.12**	**19.11**	**76.52**
Payment of interest on 12.5% Non convertible debenture					
- Reco Iris Private Limited		127.28	146.34	163.98	711.77
- Reco Rock Private Limited		3.79	3.95	22.96	86.20
	Total	**131.07**	**150.29**	**186.94**	**797.97**
Property management fees					
- Brookprop Property Management Services Private Limited		190.47	192.19	130.12	594.09
- Cowrks India Private limited		64.00	92.25	30.26	211.71
	Total	**254.47**	**284.44**	**160.38**	**805.80**
Investment management fees					
- Brookprop Management Services Private Limited		52.31	53.86	36.35	176.78
	Total	**52.31**	**53.86**	**36.35**	**176.78**
Compensation to key management personnel of SPV's					
- Short-term employee benefits		2.97	8.48	3.43	17.27
- Post-employment benefits*		-	-	-	-
- Other long-term benefits		0.18	0.32	0.21	0.86
	Total	**3.15**	**8.80**	**3.64**	**18.13**

*As the liabilities for the gratuity and compensated absences are provided on an actuarial basis, and calculated for the respective SPV as a whole, the said liabilities pertaining specifically to KMP are not known for current period and hence, not included here.

Provision for Gratuity and compensated absences transfer from #					
- Arliga India Office Parks Private Limited		6.23	-	0.06	0.06
- Striton Properties Private Limited		0.55	-	-	-
- Rostrum Realty Private Limited		-	-	0.01	1.37
	Total	**6.78**	**-**	**0.07**	**1.43**
Provision for Bonus transfer to					
-Rostrum Realty Private Limited		-	0.00	-	0.03
		-	**0.00**	-	**0.03**
Provision for Bonus transfer from#				-	
- Arliga India Office Parks Private Limited		2.12	-	-	0.06
-Rostrum Realty Private Limited		-	-		0.96
		2.12	**-**	**-**	**1.02**

#This amount relates to provision for gratuity, bonus and compensated absences transferred on account of transfer of employees.

Repayment of Unit Capital					
- BSREP India Office Holdings V Pte. Ltd.		44.40	39.00	146.12	263.72
- BSREP India Office Holdings Pte Ltd.		-	-	69.56	69.56
- BSREP II India Office Holdings II Pte. Ltd.		93.16	81.83	84.98	331.74
- BSREP India Office Holdings III Pte. Ltd.		300.76	264.18	99.16	895.78
- Project Diamond Holdings (DIFC) Limited		37.58	33.01	34.28	133.82
	Total	**475.90**	**418.02**	**434.10**	**1,694.62**
Interest Distributed					
- BSREP India Office Holdings V Pte. Ltd.		24.00	23.85	106.61	186.56
- BSREP India Office Holdings Pte. Ltd.		-	-	50.75	50.75
- BSREP II India Office Holdings II Pte. Ltd.		50.36	50.04	62.00	229.76
- BSREP India Office Holdings III Pte. Ltd.		162.57	161.56	72.35	613.93
- Project Diamond Holdings (DIFC) Limited		20.31	20.19	25.01	92.69
	Total	**257.24**	**255.64**	**316.72**	**1,173.69**

(All amounts are in Rupees millions unless otherwise stated)

11 B. Related party transactions

Nature of transaction/ Entity's Name		For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Other Income Distributed					
- BSREP India Office Holdings V Pte. Ltd.		0.90	4.05	2.16	7.11
- BSREP India Office Holdings Pte. Ltd.		-	-	1.03	1.03
- BSREP II India Office Holdings II Pte. Ltd.		1.89	8.50	1.26	11.65
- BSREP India Office Holdings III Pte. Ltd.		6.10	27.43	1.47	35.00
- Project Diamond Holdings (DIFC) Limited		0.76	3.43	0.51	4.70
	Total	**9.65**	**43.41**	**6.43**	**59.49**
Dividend Distributed					
- BSREP India Office Holdings V Pte. Ltd.		13.20	14.10	29.22	65.22
- BSREP India Office Holdings Pte Ltd.		-	-	13.91	13.91
- BSREP II India Office Holdings II Pte. Ltd.		27.70	29.59	17.00	92.53
- BSREP India Office Holdings III Pte. Ltd.		89.42	95.51	19.83	263.68
- Project Diamond Holdings (DIFC) Limited		11.17	11.93	6.86	37.33
	Total	**141.49**	**151.13**	**86.82**	**472.67**
Reimbursement towards withholding tax liability on Restricted Stock Unit					
- Brookfield Corporation (Formerly known as Brookfield Asset Management Inc.)		-	1.65	1.30	3.01
	Total	**-**	**1.65**	**1.30**	**3.01**
Repair and maintenance / Miscellaneous Expenses/Marketing and advertisement expenses					
- Striton Properties Private Limited		-	0.01	0.97	1.12
- Schloss Chanakya Pvt. Ltd.		-	-	-	0.04
- Schloss Bangalore Limited (formerly known as Schloss Bangalore Pvt Ltd)		-	0.02	(0.02)	-
-Axis Trustee Services Limited		0.04	-	-	-
-Equinox Business Parks Private Limited		0.01	-	-	-
	Total	**0.05**	**0.03**	**0.95**	**1.16**
Amount received on account of term loan from bank					
- Axis Bank Limited		185.00	306.00	116.80	3,645.80
	Total	**185.00**	**306.00**	**116.80**	**3,645.80**
Repayment of term loan from bank					
- Axis Bank Limited		-	-	-	1,957.44
	Total	**-**	**-**	**-**	**1,957.44**
Interest on term loan from bank					
- Axis Bank Limited		402.92	400.78	414.42	1,659.84
	Total	**402.92**	**400.78**	**414.42**	**1,659.84**
Payment towards other borrowing cost (excluding GST)					
- Axis Trustee Services Limited		-	-	-	0.38
- Axis Bank Limited		-	-	-	10.25
	Total	**-**	**-**	**-**	**10.63**
Deposits with banks made					
- Axis Bank Limited		11,556.84	9,471.46	7,535.82	112,373.34
	Total	**11,556.84**	**9,471.46**	**7,535.82**	**112,373.34**
Deposits with banks matured					
- Axis Bank Limited		12,899.35	23,379.24	7,273.07	111,853.52
	Total	**12,899.35**	**23,379.24**	**7,273.07**	**111,853.52**
Interest income on deposits with banks					
- Axis Bank Limited		24.79	45.53	29.29	367.02
	Total	**24.79**	**45.53**	**29.29**	**367.02**

(All amounts are in Rupees millions unless otherwise stated)

11 **B. Related party transactions**

Nature of transaction/ Entity's Name		For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Interest Income on security deposit					
- Brooksolutions Global Services Private Limited		2.68	2.54	2.54	10.20
- Cowrks India Private Limited		6.12	10.04	0.41	11.30
- Cole-Parmer India Pvt. Ltd.		0.21	0.22		0.87
	Total	**9.01**	**12.80**	**2.95**	**22.37**
Interest cost on security deposit					
- Brooksolutions Global Services Private Limited		2.70	2.50	2.33	9.70
- Cowrks India Private Limited		5.47	4.25	0.37	10.00
- Cole-Parmer India Pvt. Ltd.		0.24	0.24		0.92
	Total	**8.41**	**6.99**	**2.70**	**20.62**
Other expense (excluding GST)					
- Schloss Chanakya Private Limited		-	(0.00)	-	0.52
	Total	**-**	**(0.00)**	-	**0.52**
Security deposit received					
- Cowrks India Private Limited		-	48.90	-	324.66
	Total	**-**	**48.90**	-	**324.66**
(Gain)/ Loss on derivative instrument at fair value through profit and loss					
- Reco Europium Private Limited		(35.20)	45.20	-	49.65
	Total	**(35.20)**	**45.20**	-	**49.65**
Dividend Income					
- Rostrum Realty Private Limited		405.35	382.36	-	1,486.07
	Total	**405.35**	**382.36**	-	**1,486.07**
Conversion of 14% compulsory convertible debentures into Non Controlling Interest (Net of derivative assets)					
-Reco Europium Private Limited		2,067.93	-	-	-
	Total	**2,067.93**	**-**	**-**	**-**
Unsecured loan given to					
- Rostrum Realty Private Limited		3,990.00	-	-	-
	Total	**3,990.00**	**-**	**-**	**-**
Interest Income on Loans to Joint venture					
- Rostrum Realty Private Limited		4.76	-	-	-
	Total	**4.76**	**-**	**-**	**-**

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Consolidated Financial Results

Outstanding balances		As at 30 June 2026 (Unaudited)	As at 31 March 2026 (Audited)
Trade Payables (net of withholding tax)			
- Brookprop Management Services Private Limited		49.87	49.20
- Brookfield HRS TS LLC		19.82	9.60
- Brookprop Property Management Services Private Limited		113.43	67.04
- Striton Properties Private Limited		0.18	0.18
- Clean Max Enviro Energy Solutions Private Limited		0.15	0.03
- Transition Cleantech Services Private Limited		74.15	72.62
- Cowrks India Private limited		153.64	143.08
- Equinox Business Parks Private Limited		0.01	-
- Transition Energy Services Private Limited		26.99	38.87
- Clean Max Cogen Solutions Private Limited		0.41	0.52
- CleanMax IPP 1 Private Limited		0.10	0.05
- Arliga India Office Parks Private Limited		3.16	3.16
- Axis Trustee Services Limited		0.01	-
	Total	**441.92**	**384.35**
Other Payables (net of withholding tax)			
- BSREP India Office Holdings V Pte. Ltd.		15.26	-
-Rostrum Realty Private Limited		-	0.04
-Arliga North Star Projects Private Limited		-	2.15
-Arliga Azure Projects Private Limited		-	9.24
-Arliga India Office Parks Private Limited		41.77	29.01
- Arliga Ecoworld Infrastucture Private Limited		20.15	-
	Total	**77.18**	**40.44**
Prepaid expenses			
- Brookprop Property Management Services Private Limited		-	0.06
- Axis Trustee Services Ltd		4.01	-
	Total	**4.01**	**0.06**
Other receivables			
- Brookfield Corporation (Formerly known as Brookfield Asset Management Inc.)		0.78	3.52
- Striton Properties Private Limited		2.58	0.68
- Brookprop Property Management Services Private Limited		24.75	13.72
- Rostrum Realty Private Limited		4.39	3.58
- Arliga Ecoworld Infrastucture Private Limited		-	263.91
- Arliga India Office Parks Private Limited		14.71	3.45
	Total	**47.21**	**288.86**
Lease rent equalization			
- Brooksolutions Global Services Private Limited		23.29	26.98
- Cole-Parmer India Private Limited		(0.07)	0.66
- Cowrks India Private Limited		69.96	44.87
	Total	**93.18**	**72.51**
12.50% Non convertible debentures			
- Reco Iris Private Limited		3,422.27	4,018.19
- Reco Rock Private Limited		125.27	125.22
	Total	**3,547.54**	**4,143.41**

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Consolidated Financial Results

Outstanding balances		As at 30 June 2026 (Unaudited)	As at 31 March 2026 (Audited)
10.5% Non convertible debentures			
-Reco Iris Private Limited		1,022.46	1,022.17
- Reco Rock Private Limited		1,022.46	1,022.17
	Total	**2,044.92**	**2,044.34**
14% Compulsorily Convertible Debentures			
-Reco Europium Private Limited		1,204.37	3,533.67
	Total	**1,204.37**	**3,533.67**
Derivative Assets			
-Reco Europium Private Limited		90.97	224.70
	Total	**90.97**	**224.70**
Security deposit from lessee			
-Cowrks India Private limited		372.92	302.83
-Brooksolutions Global Services Private Limited		114.00	112.39
-Cole-Parmer India Private Limited		11.08	10.84
-Crest Digitel Private Limited		0.36	0.36
-Elevar Digitel Infrastructure Private Limited		0.26	0.26
	Total	**498.62**	**426.68**
Liability component of compound financial instrument			
- Reco Cerium Private Limited		124.45	138.21
	Total	**124.45**	**138.21**
Term loans from banks			
- Axis Bank Limited		22,158.89	21,968.96
	Total	**22,158.89**	**21,968.96**
Deferred Income			
-Elevar Digitel Infrastructure Private Limited		0.12	0.32
-Cowrks India Private Limited		71.26	77.38
-Brooksolutions Global Services Private Limited		14.21	15.95
-Cole-Parmer India Private Limited		0.08	0.29
-Summit Digital Infrastructure Limited		4.25	4.21
	Total	**89.92**	**98.15**

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Consolidated Financial Results

Outstanding balances		**As at 30 June 2026 (Unaudited)**	**As at 31 March 2026 (Audited)**
Trade receivables			
-Summit Digital Infrastructure Limited		-	0.43
-Brookprop Property Management Services Private Limited		-	1.95
-Brooksolutions Global Services Private Limited		0.45	0.39
-Elevar Digitel Infrastructure Private Limited)		0.79	0.78
-Clean Max Cogen Solutions Private Limited		0.21	0.60
-Cowrks India Private Limited		0.89	2.13
-Arliga India Office Parks Private Limited		15.70	0.58
-Arliga Whitefield Business Parks Private Limited		0.10	0.01
-Arliga Ecospace Business Parks Private Limited		0.16	0.06
-Arliga 45ICON Business Parks Private Limited		0.16	0.05
-Crest Digitel Private Limited		2.79	2.65
-Arliga Azure Business Parks Private Limited		0.01	0.01
-Arliga Azure Projects Private Limited		0.12	0.00
-Arliga Eco 4D Business Parks Private Limited		0.10	0.01
-Arliga Galleria India Private Limited		0.12	0.00
-Arliga Northstar Projects Private Limited		0.12	0.00
-Cole-Parmer India Private Limited		0.03	0.06
	Total	**21.75**	**9.71**
Deferred consideration payable			
-BSREP III New York FDI I (DIFC) Limited		10,422.59	10,222.15
	Total	**10,422.59**	**10,222.15**
Balance with banks (in current accounts)			
- Axis Bank Limited		23.29	21.98
	Total	**23.29**	**21.98**
Balance with banks (in deposit accounts)-Cash and cash equivalents			
- Axis Bank Limited		2,117.00	3,466.44
	Total	**2,117.00**	**3,466.44**
Balance with banks (in deposit accounts)-Other bank balances			
- Axis Bank Limited		195.95	189.01
	Total	**195.95**	**189.01**
Interest accrued but not due on deposits with banks			
- Axis Bank Limited		10.89	6.67
	Total	**10.89**	**6.67**
Capital Creditor			
- Arliga India Office Parks Private Limited		-	20.67
	Total	**-**	**20.67**
Unsecured loans receivable (Non- Current)			
- Rostrum Realty Private Limited		3,990.00	-
	Total	**3,990.00**	**-**
Investment in equity acccounted investee			
- Rostrum Realty Private Limited		8,302.88	8,831.15
	Total	**8,302.88**	**8,831.15**
Interest accrued but not due on Loan to JV			
- Rostrum Realty Private Limited		4.76	-
	Total	**4.76**	**-**

12 Disclosure required as per Paragraph 4.18.1 of SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 and Regulation 54(2) of SEBI (LODR) Regulations 2015 relating to Secured, Listed Non-Convertible Debentures :

On 22 December 2025, Brookfield India REIT has issued and allotted 2,00,000 Sustainability Linked, Listed, Rated, Secured, Redeemable, Transferable, Non-Cumulative, Non-Convertible Debentures (“NCDs”) at a face value of Rs. 1,00,000 each at 7.06% p.a., aggregating to Rs. 20,000.00 million with final redemption date as 20 December 2030. The net amount raised against issuance of these NCDs is Rs. 19,969.20 million which is after a discount of Rs. 30.80 million. Discount on NCDs is amortized over the tenure of the underlying instrument. These NCDs are listed on BSE on 23 December 2025.

<table>
<tr><th>Name of Debt (NCD)</th><th>Security</th><th>Debt at Face Value as at 30 June 2026</th></tr>
<tr><td rowspan="3">2,00,000 (two lakhs) Sustainability - Linked Bonds in the form of listed, rated, secured, transferable, redeemable, non-cumulative non-convertible debentures in the denomination of INR 1,00,000 (Indian Rupees one lakh only) each and which are non-convertible at all times comprising the debentures in the aggregate principal amount up to INR 20,000,000,000 (Indian Rupees two thousand crore only)</td><td>(i) a first ranking sole and exclusive charge by way of hypothecation over all the rights, title, benefit and interest of the Asset SPV (SDPL Noida) in respect of the Hypothecated Properties;</td><td rowspan="3">20,000.00</td></tr>
<tr><td>(ii) a first ranking sole and exclusive pledge over the Pledged Shares of SPV (SDPL Noida) by way of a pledge, each, in favour of the Debenture Trustee for the benefit of the Debenture Holders</td></tr>
<tr><td>(iii) first ranking sole and exclusive charge by way of equitable mortgage over all the rights, title, benefit and interest of the Asset SPV (SDPL Noida) in respect of the Mortgaged Properties*</td></tr>
</table>

The security cover on the Listed NCDs exceeds hundred and fifty percent of the principal amounts of the said NCDs, determined as per the terms set out under Debenture Trust Deed.
*First ranking sole and exclusive charge by way of mortgage has been created on 13 May 2026 as per the terms set out under Debenture Trust Deed.

13 During the year ended 31 March 2026, the Government of India consolidated 29 existing labour legislations into a unified framework comprising four Labour Codes, viz., The Code on Wages, 2019, The Code on Social Security, 2020, The Industrial Relations Code, 2020 and The Occupational Safety, Health and Working Conditions Code 2020 (collectively referred to as the ‘New Labour Codes’). The New Labour Codes were made effective from 21 November 2025. The Trust recognised the incremental impact under “Employee benefits expenses” in the Consolidated Financial Results for the previous year ended 31 March 2026. The Management will continue to monitor developments on the Rules to be notified by relevant regulation to assess accounting implications, if any, based on such developments.

14 On 24 December 2025, Brookfield India REIT acquired 100% of the equity shares of Arliga Ecoworld Business Parks Private Limited (“Arliga Ecoworld”) from a related party, BSREP III New York FDI I (DIFC) Limited, a group company of Brookfield Corporation. Arliga Ecoworld is engaged in the business of constructing and leasing investment properties located in Bengaluru.

The total cash consideration for the acquisition comprised: (i) an upfront consideration of Rs. 60,000.00 million, (ii) deferred consideration of Rs. 11,250.00 million, payable on or before 18 months from the acquisition date, and (iii) variable consideration, payable subject to conditions specified in the share purchase agreement, capped at Rs. 2,000.00 million.

Brookfield India REIT applied the optional concentration test in accordance with Ind AS 103 – “Business Combinations” and concluded that the acquired set of activities and assets does not constitute a business, as substantially all of the fair value of the gross assets acquired is concentrated in investment properties with similar risk characteristics. Accordingly, the acquisition has been accounted for as an asset acquisition.

The total consideration for the asset acquisition is Rs. 70,063.02 million comprising of Rs. 60,000.00 million as upfront consideration, Rs. 10,010.60 million as present value of deferred consideration and Rs. 52.42 million as transaction cost. The variable consideration (if any) will be recognised as an addition to the investment properties upon satisfaction of the specified conditions precedent as outlined in the share purchase agreement.

15 The Board of the Manager and the Unitholders approved, on 12 March 2026 and 07 April 2026, respectively, an investment by 360 ONE Real Assets Advantage Fund (a scheme of 360 One Private Equity Fund), through itself and/or one or more of its affiliates ("Investor"), aggregating to Rs. 11,250 million (rounded off) (together with a future commitment of up to Rs. 250 million) ("Investment").

Pursuant to the aforesaid approvals, on 20 April 2026, Arliga Ecoworld allotted 110,584 equity shares aggregating to Rs. 10,865.50 million and 3,845 non-convertible debentures aggregating to Rs. 384.50 million to the Investor, resulting in the Investor (together with its affiliates) holding 13.034% of the equity share capital of Arliga Ecoworld. The investment was undertaken in accordance with the Securities Subscription and Shareholders' Agreement ("SSSHA") and the Debenture Subscription Agreement ("DSA") (collectively, the "Transaction Agreements") dated 12 March 2026 entered into among Brookfield India REIT, Arliga Ecoworld and the Investor.

Under the terms of the Transaction Agreements, the Investor is granted a structured exit option exercisable within 30 days from the publication of quarterly financial results for the quarters between 31 March 2028, and 30 September 2031, through semi-annual windows. Upon the Investor exercising its exit right, Brookfield India REIT may offer the Investor an exit option by way of a swap of units of Brookfield India REIT, or such other exit route as mutually agreed between Brookfield India REIT and the Investor, along with mandatory settlement of the Investor's NCDs alongside and proportionate to the equity exit. Further, Brookfield India REIT is granted a call option exercisable within 30 days from the publication of quarterly financial results for the quarters 31 March 2032 or 30 September 2032. Upon exercising its call option, Brookfield India REIT may offer the Investor an exit by way of a swap of units of Brookfield India REIT, or such other exit route as Brookfield India REIT may decide along with mandatory settlement of the Investor's NCDs. In each of the above cases, the number of units in the swap will be determined based on an agreed NAV linked valuation mechanisms.

The management evaluated the implications of the aforementioned rights with the Investor and Brookfield India REIT for the purposes of these consolidated financial results for the quarter ended 30 June 2026 and has concluded that there is no material impact on account of such rights on these consolidated financial results for the quarter ended 30 June 2026.

16 The Issue Committee of the Board of Directors of Brookprop Management Services Private Limited, The Manager of Brookfield India REIT ("Manager"), through a circular resolution passed on 22 April 2026 has approved the allotment of 80,495,356 units of Brookfield India REIT ("Units") to successful eligible institutional investors, at the issue price of Rs. 323.00 per Unit, which includes a discount of Rs. 6.94 per Unit (i.e. 2.10%) on the floor price of Rs. 329.94 per Unit, raising an aggregate amount of Rs. 26,000 million, these units got listed on NSE and BSE on 22 April 2026.

17 During the period, certain capital restructuring transactions were undertaken in Kairos Properties Private Limited (Kairos) and Seaview Developers Private Limited, SPVs of the Trust.

Kairos
On 30 June 2026, 65% of the outstanding 14% unsecured compulsorily convertible debentures ("CCDs") of Kairos were converted into equity shares in accordance with the terms of issue of the CCDs. Accordingly, 37,188,002 CCDs were converted into 865,442 equity shares. Pursuant to the conversion, 432,721 equity shares were allotted to the Trust against 18,594,001 CCDs held by Brookfield India REIT, and 432,721 equity shares were allotted to Reco Europium Private Limited, the non-controlling shareholder of Kairos. Pursuant to the conversion, Brookfield India REIT and Reco Europium Private Limited continued to hold 50% each of the equity share capital of Kairos. Consequently, the carrying amount of non-controlling interests increased to reflect the additional equity shares issued to Reco Europium Private Limited. The transaction did not result in any change in Brookfield India REIT's ownership interest in Kairos.

Seaview Developers Private Limited
On 30 June 2026, all outstanding 15% unsecured compulsorily convertible debentures ("CCDs") of Seaview Developers Private Limited held by Brookfield India REIT were converted into equity shares in accordance with the terms of issue of the CCDs. Accordingly, 6,501 CCDs held by Brookfield India REIT were converted into 6,501 equity shares of Seaview Developers Private Limited of face value Rs. 10 each. The conversion resulted in an increase in the paid-up equity share capital of Seaview Developers Private Limited by Rs. 65,010 and an increase in securities premium of Rs. 299.04 million. Following the conversion, all outstanding CCDs of Seaview Developers Private Limited were extinguished and no CCDs remained outstanding as at 30 June 2026. The transaction did not result in any change in Brookfield India REIT's ownership interest in Seaview Developers Private Limited, which continued to be a wholly owned subsidiary of Brookfield India REIT.

18 On 30 June 2026, Brookfield India REIT made an additional investment in Seaview Developers Private Limited by subscribing to 2,343 equity shares of face value Rs. 10 each on a rights basis at an issue price of Rs. 1,024,342.75 per equity share, for a total consideration of Rs. 2,400.04 million. The allotment included 1 equity share originally offered to Candor India Office Parks Private Limited, as nominee of Brookfield India REIT, which was renounced in favour of Brookfield India REIT. Pursuant to the allotment, the carrying amount of Brookfield India REIT's investment in Seaview Developers Private Limited increased by Rs. 2,400.04 million. Seaview Developers Private Limited continued to be a wholly owned subsidiary of Brookfield India REIT and the additional investment did not result in any change in Brookfield India REIT's ownership interest or control over Seaview Developers Private Limited.

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Consolidated Financial Results

19 Subsequent events:

(a) Tax amendments

On 6 August 2026, the Lok Sabha passed the Taxation and Other Laws (Amendment) Bill, 2026, which, upon enactment, would permit the Trust's SPVs to opt for the concessional tax regime under the Income-tax Act, subject to the prescribed higher surcharge, while continuing to preserve dividend pass-through benefits for unitholders. The proposed amendment would also enable utilisation of applicable MAT credits available under the erstwhile tax regime. As the Bill is yet to be enacted as at the date of approval of these Consolidated Financial Results, The Trust has considered the proposed amendment as a non-adjusting subsequent event. Accordingly, no adjustment has been made in these Consolidated Financial Results.

(b) New acquisition transaction

Subsequent to the quarter ended 30 June 2026, the Board of our Manager on 10 August 2026 has approved to acquire a 50% effective stake (on a fully diluted basis) in Parthos Properties Private Limited ("Target SPV " or "Parthos") by Brookfield India REIT (directly or through the Target Holdco) from Project Diamond Holdings (DIFC) Limited and Project Cotton Holdings One (DIFC) Limited subject to applicable law, and such other terms and conditions as may be mutually agreed among the parties to the transaction and applicable regulatory approvals and as set out in securities purchase agreement dated 10 August 2026.

20 The figures for the quarter ended 31 March 2026 are the derived figures between the audited figures in respect of the year ended 31 March 2026 and the unaudited published figures upto period ended 31 December 2025 which were subject to limited review by the statutory auditors.

21 For the quarter ended 30 June 2025, Property tax recovered from tenants, which was previously netted off against "Rates and taxes" has been reclassified and presented under "Income from maintenance services". This reclassification does not have material impact on the consolidated financial results.

22 "0.00" Represents value less than Rs. 0.01 million.

For and on behalf of the Board of Directors of
Brookprop Management Services Private Limited
(as Manager to the Brookfield India REIT)

SHASHANK JAIN Digitally signed by SHASHANK JAIN Date: 2026.08.10 19:24:59 +05'30'

Shashank Jain
CEO and Managing Director
DIN No. 11631926
Place: Mumbai
Date: 10 August 2026

SAKET MEHTA Digitally signed by SAKET MEHTA Date: 2026.08.10 19:25:22 +05'30'

Saket Mehta
Head of Finance
Place: Mumbai
Date: 10 August 2026

Deloitte Haskins & Sells
Chartered Accountants