Brookfield
India Real Estate Trust

Press Release

BROOKFIELD INDIA REAL ESTATE TRUST REPORTS Q1 FY2027 FINANCIAL RESULTS

Brookfield India Real Estate Trust (BSE: 543261, NSE: BIRET) ("Brookfield India REIT"), India's only 100% institutionally managed pan-India office REIT, today announced its financial results for the quarter ended June 30, 2026.

"We delivered a strong quarter with gross leasing of 1.1 million square feet while maintaining committed occupancy at 93%, supported by broad-based demand across product categories and tenant segments. Our same-store NOI grew 8% year-on-year, reflecting the strength of our portfolio. We also announced the proposed acquisition of a high-quality front-office asset in Mumbai's BKC, further strengthening our presence in one of India's most sought-after office markets. We announced a distribution of ₹5.60 per unit for the quarter and remain well positioned to deliver sustained value for our unitholders," said **Shashank Jain, Chief Executive Officer and Managing Director, Brookfield India Real Estate Trust.**

KEY HIGHLIGHTS: Q1 FY2027

Leasing

- Achieved gross leasing of 1.1 million square feet, with an average re-leasing spread of 14%.
- Achieved an additional 0.6 million square feet of early renewals for lease expiries beyond FY2027, including the renewal of approximately 80% of Airtel Center.
- Committed occupancy stood at 93%, up 4% year-on-year, driven by healthy leasing across product categories and tenant segments.

Financial Performance

- Operating Lease Rentals grew to ₹7,140 million (from ₹4,577 million in Q1 FY2026).
- Net Operating Income (NOI) grew to ₹7,566 million (from ₹4,986 million in Q1 FY2026).
- Declared distributions of ₹5.60 per unit.

Proposed Acquisition

- Announced the proposed acquisition of approximately 264,000 square feet Grade A front-office property in BKC, Mumbai, in a 50:50 partnership with NCW Prime Offices Fund (part of the Nuvama Group).

Growth & Capital Raise

- Strong balance sheet capacity and a robust pipeline of Sponsor-owned assets for potential acquisitions across India's gateway office markets
- Embedded distribution growth potential of approximately 15% from lease-up, upcoming development and refurbishment initiatives.
- Raised Rs 26 billion of equity through Qualified Institutional Placement in April 2026

ESG & Sustainability

- Worldmark, New Delhi achieved IGBC Green Existing Building (Operations & Maintenance) Platinum Rating.
- Candor TechSpace N1, Sector 62 and Candor TechSpace N2, Sector 135, Noida achieved EDGE Advanced Certification from the International Finance Corporation (IFC).
- Worldmark Gurugram and Pavilion Mall achieved EDGE Certification from the International Finance Corporation (IFC).

ABOUT BROOKFIELD INDIA REAL ESTATE TRUST

Brookfield India REIT is India's only 100% institutionally managed pan-India office REIT, managing 11 Grade A assets located in key gateway markets of India - Delhi, Mumbai, Bengaluru, Gurugram, Noida, Kolkata. Brookfield India REIT portfolio consists of 37.2M sf total leasable area, comprising 32.6M sf of operating area, 0.6M sf of under construction area and 4.0M sf of future development potential. Brookfield India REIT is sponsored by an affiliate of Brookfield whose asset management business is one of the world's leading alternative asset managers with over US$1 trillion of assets under management across infrastructure, real estate, renewable power, private equity and credit strategies and a global presence across more than 50 countries. The quality of assets owned by Brookfield India REIT, together with the sponsor group's expertise in owning and operating assets over several years, makes it the preferred "landlord of choice" for tenants.

CONTACT DETAILS

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