

Brookfield

India Real Estate Trust

Date: May 27, 2026

To,
Axis Trustee Services Limited
Axis House, P B Marg, Worli,
Mumbai, Maharashtra, India, 400025
Dear Sir/Madam,

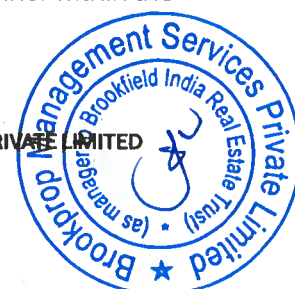
Sub: Quarterly Report and Compliance Certificate as per Regulations 9(3) & 10 under Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 for the quarter ended on March 31, 2026.

We, **Brookprop Management Services Private Limited** acting in the capacity of the Manager of Brookfield India Real Estate Trust ("**Brookfield India REIT**") pursuant to regulation 9(3) and regulation 10 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 ("**REIT Regulations**"), as amended from time to time, do hereby confirm that: -

1. We are in compliance with the REIT Regulations, as applicable to the Manager, specifically with Regulations 10, 18, 19 and 20 of REIT Regulations and circulars issued thereunder as applicable, including Master Circular for REITs dated July 11, 2025 ("**REIT Master Circular**"), as amended from time to time, and all other reporting and disclosure requirements, for the quarter ended on March 31, 2026, ~~save in case of following instances which were on account of reasons specified below:-~~
[●]
[●]
2. The REIT has maintained the minimum level of public holding as required under Regulation 14 of the REIT Regulations, as applicable.
3. All applicable Insurance policies are obtained, renewed and operational on the assets of REIT and that such insurances are valid and enforceable. The premium in respect of the insurance policies is paid on timely basis.
4. We on behalf of Brookfield India REIT are maintaining a functional website <https://www.brookfieldindiareit.in/> of the Brookfield India REIT as per the contents and including the relevant information about REIT as specified in REIT Regulations and the circulars issued thereunder, as amended from time to time. We further confirm that the contents as required under the regulations and circulars are being updated within two days of any changes / developments which trigger a need for an update on the website.
5. We are registered on SCORES platform in order to handle investor complaints electronically and enrolled on Online Dispute Resolution Portal for online conciliation and online arbitration for resolution of disputes, and all complaints were resolved and redressed in timely manner within the timeline prescribed by SEBI, ~~save for the following with reasons:~~
[●]

BROOKFIELD INDIA REAL ESTATE TRUST acting through its manager - BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai - 400051
Principal Place of Business: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037
T: +91 11 4929 5555; 022-45832450 **E:** reit.compliance@brookfield.com; reit.manager@brookfield.com **SEBI registration No. -** IN/REIT/20-21/0004
WEBSITE OF BROOKFIELD INDIA REAL ESTATE TRUST: [HTTPS://WWW.BROOKFIELDINDIAREIT.IN/](https://www.brookfieldindiareit.in/) **CIN:** U74999MH2018FTC306865



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6. In terms of Regulation 9(8) of the REIT Regulations, we confirm that necessary systems and procedures are in place. These systems are sufficient for effective monitoring of the performance and functioning of Brookfield India REIT.
7. In terms of Regulation 10(16), we confirm that we have adequate controls in place to ensure segregation of our activity as Manager of the REIT from our other activities.
8. There were/~~are~~ no events or information or happenings which have a bearing on the performance/operation of the Manager/REIT, or change in shareholding/control of the Manager or sponsor save for the following which were duly reported to the to the Trustee from time to time:
- {●}
{●}
9. In terms of Regulation 26(A) to 26(F) of REIT Regulations, we confirm that we are in compliance with the provisions of the Chapter VIA (Obligations of the Manager) of the REIT Regulations as may be applicable for the quarter under review.
10. Further, pursuant to Regulation 10(18)(a) of REIT Regulations, we have made timely submission of the previous quarter reports, and are hereby submitting the report for the quarter ended on ~~June/September/December~~ /March 31, 2026 with the following details: -

PERIODIC COMPLIANCES		
Sr. No.	Requirement	Details including compliance status along with supporting documents
1	Details of all funds received by REIT and all payments made.	Details of receipts of all funds received by Brookfield India REIT and payments made by it during the quarter ended March 31, 2026, as per regulation 10(18)(a) of REIT Regulations is annexed as Annexure A .
2	Status of development of under construction properties (if any).	Status of development of under construction properties as on March 31, 2026, as per regulation 10(18)(a) of REIT Regulations is annexed as Annexure A .
3	Copy of the activity and performance report placed before the Board as per Regulation 10(25) of the REIT Regulations.	Report on the performance and activities of Brookfield India REIT under regulation 10(25) for the quarter ended March 31, 2026, is annexed as Annexure A . The report on activity and performance of Brookfield India REIT for a period ended March 31, 2026, was placed before the board of directors in their meeting held on May 11, 2026, as part of business and financial presentation. A copy of resolution is annexed as Annexure B .

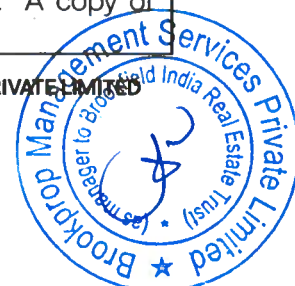
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4	Pursuant to Chapter 4 of Master Circular, as amended from time to time, statement including details of any deviations/variations, if any, in the use of proceeds from the objects stated in the offer document or explanatory statement to the notice for the general meeting (as applicable), has been submitted to the stock exchange as per applicable timelines, such statement shall be continued to be given till such time the issue proceeds have been fully utilised or the purpose for which these proceeds were raised has been achieved.	As per the provisions of SEBI Master Circular dated July 11, 2025, the quarterly statement of deviation(s) or variation(s) in the use of proceeds, for the funds raised through institutional placement(s) and preferential issue and NCDs issued by Brookfield India REIT, for the quarter ended March 31, 2026 was circulated to Trustee on May 6, 2026, for review and also placed before the Board of Director of Manager in their meeting held on May 11, 2026. Post review by Trustee on May 8, 2026, and Board of Directors on May 11, 2026, the same was submitted along with the financial results and financial statements for the period ended March 31, 2026, with stock exchanges on May 11, 2026, and to Trustee on May 12, 2026.
5	Pursuant to Chapter 4 of Master Circular, as amended from time to time, a statement containing details of Investor complaints in the format prescribed in Annexure 4 of the Master Circular has been submitted to the stock exchange as per applicable timelines.	The statement containing details of Investor complaints for the quarter ended March 31, 2026, was filed with the stock exchanges and submitted with trustee on April 21, 2026, respectively.
6	Pursuant to Chapter 4 of Master Circular, as amended from time to time, disclosure of unit holding pattern for each class of unit holders has been made as per applicable timelines as per the format prescribed in the Master Circular.	The disclosure of unitholding pattern for the quarter ended March 31, 2026, was filed with the stock exchanges and submitted with trustee on April 21, 2026, respectively.
7	Details of shareholding of the REIT in the SPV / Holdco and changes, if any during the relevant quarter.	During the quarter ended March 31, 2026, there was no change in the shareholding of the Brookfield India REIT in all the SPVs and Holdco. Please refer the Brookfield India REIT Structure annexed as Annexure A . Also, holding statement of Brookfield India REIT and Rostrum as of March 31, 2026, is annexed as Annexure C .

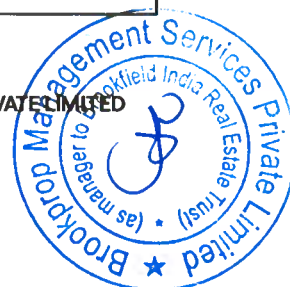
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8	Copy of Financial Information and Additional Disclosures submitted to the stock exchange as per Chapter 4 of the Master Circular, as amended from time to time, within following timelines: A. For the first half year period of the financial year - submitted within 45 days from the end of the half year. B. For annual financial information - submitted within 60 days from the end of the financial year.	The audited financial result(s) on standalone and consolidated basis of Brookfield India REIT for the quarter and year ended March 31, 2026 and financial statements for the period ended March 31, 2026 on standalone and consolidated basis of Brookfield India REIT were approved by the board of directors in their meeting held on May 11, 2026, and the same was submitted with stock exchanges on May 11, 2026 as part of outcome of board meeting of manager of Brookfield India REIT and with trustee vide email dated May 12, 2026.
9	Certificate of compliance of the applicable net-worth requirement by the Manager and sponsor(s) in the following form: (i) certificate from the Manager, on a half yearly basis; (ii) certificate from an independent chartered accountant, on an annual basis for the sponsor(s) and Manager.	The net worth certificate of Manager and Sponsor of Brookfield India REIT for the year March 31, 2026, is annexed as Annexure D .
10	Confirmation regarding meeting the eligibility conditions by the Manager as per Regulation 4(2)(e) of the REIT Regulations.	We hereby confirm the compliance of regulation 4(2)(e) of the REIT Regulation.
11	Information on any other compliance(s), if any, as deemed appropriate by the Manager or Trustee.	During the quarter, there were various events including – notice for convening extra-ordinary meeting of unitholders of Brookfield India REIT, SEBI communications and other regular compliance to the stock exchanges and the same are already submitted with the Trustee separately from time to time.

EVENT BASED COMPLIANCES		
Sr. No.	Requirement	Details including compliance status along with supporting documents
1	A. Details of related party transactions, if any, carried out between Manager and its associates in terms of Regulation	A. The details of related party transaction(s) of Manager based on audited financial statements for the period ended March 31, 2026, is annexed as

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9(5) of SEBI REIT Regulations, 2014. In case of conflict of interest, a confirmation from a practicing chartered accountant or a valuer, as applicable, shall be obtained that such transaction is on arm's length basis along with relevant documents.	Annexure E. There was no conflict of interest in the transaction(s). The details of related party transactions of Brookfield India REIT, on standalone and consolidated basis, for the quarter and year ended March 31, 2026, forming part of audited financial results as approved by the board of directors of manager in their meeting held on May 11, 2026, were submitted with the trustee vide email dated May 12, 2026.										
B. Pursuant to Regulation 19(5)(b) of REIT Regulations, whether the value of funds borrowed from related parties, total value of all related party transactions pertaining to acquisition or sale of properties or investments into securities exceeded the specified threshold. If yes, whether requisite approval of the unitholders has been obtained prior to entering into any such transaction.	B. 1. The amount of funds borrowed from the related parties is mentioned in below table: <table><tr><th>Particulars</th><th>Amount (Rs in million)</th></tr><tr><td>(a) Amount of cumulative additional borrowings till FY 2025-2026 from related parties (being Axis Bank, promoter of trustee) from the date of acquisition of companies owned by Brookfield India REIT and Brookfield India REIT. (please refer Note 1)</td><td>10,624.27</td></tr><tr><td>(b) Total consolidated borrowings of the REIT, holdco and the SPV(s) as on March 31, 2026 (please refer Note 2)</td><td>1,36,554.7</td></tr><tr><td>(c) % of additional borrowings [a/b]</td><td>7.78%</td></tr><tr><td>(d) If column (c) is beyond the threshold specified in the Regulation, whether</td><td>-</td></tr></table>	Particulars	Amount (Rs in million)	(a) Amount of cumulative additional borrowings till FY 2025-2026 from related parties (being Axis Bank, promoter of trustee) from the date of acquisition of companies owned by Brookfield India REIT and Brookfield India REIT. (please refer Note 1)	10,624.27	(b) Total consolidated borrowings of the REIT, holdco and the SPV(s) as on March 31, 2026 (please refer Note 2)	1,36,554.7	(c) % of additional borrowings [a/b]	7.78%	(d) If column (c) is beyond the threshold specified in the Regulation, whether	-
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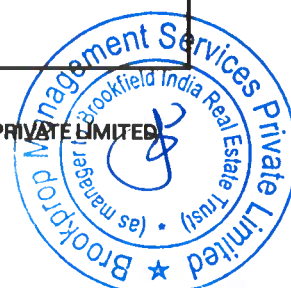
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		requisite approval of the unitholders has been obtained prior to entering into any such transaction. (please refer Note 3)	
		Note 1: From the date of acquisition of Kairos and Candor G1 by Brookfield India REIT till December 31, 2025, total additional borrowings availed from Axis Bank, Promoter of Trustee, by Candor G1 was Rs. 9,825.20 million and by Kairos was Rs. 493.07 million, aggregating to Rs. 10,318.27 million as on December 31, 2025. Further, during the quarter ended March 31, 2026, Candor G1 borrowed Rs. 40 million and Kairos has borrowed Rs. 266 million from Axis Bank. The total cumulative borrowing availed from Axis Bank as on March 31, 2026, by Kairos stood at Rs. 759.06 million and by Candor G1 Rs. 9,865.20 million, aggregating to Rs. 10,624.26 million (without IndAS impact and interest accrued and includes the borrowings of previous periods and excludes pre-acquisition borrowings). Note 2: The total consolidated borrowings of the Brookfield India REIT and Holdco and SPV(s) as on March 31, 2026 are as per audited consolidated financial results of Brookfield India REIT as on March 31, 2026, without Ind AS impact and the said total consolidated borrowings of Brookfield India REIT, Holdco and SPV(s) includes the non-convertible debentures, compulsorily convertible debentures issued to third parties and consolidated borrowings of Rostrum and its Subsidiaries of Rs. 16,985.30 million to the extent of shareholding i.e. 50% of equity share capital of Rostrum, held by Brookfield India REIT and excluded the pre – acquisition borrowings by Kairos, which includes borrowing from Axis Bank.	

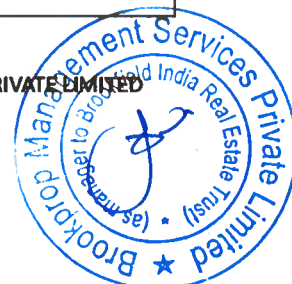
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		Note 3: In compliance with Regulation 19(5)(b)(ii), 22 of REIT Regulations, unitholders of Brookfield India REIT through postal ballot on October 1, 2023 has approved the limit for availing borrowing from Axis Bank up to 33% of total consolidated borrowings, in financial year. B. 2. Except as mentioned below in point no. 2, there were no other related party transactions pertaining to acquisition or sale of properties or investments into securities whose value exceeds 10% of the value of REIT during the period from January 1, 2026 to March 31, 2026.
2	Whether any property have been/decided to be acquired or sold or developed during the quarter or expand existing completed properties. If yes, details to be provided along with rationale for same.	There was no such event for acquisition or sale of any property during the reporting quarter.
3	Details of any action which requires approval from the unitholders as required under the REIT Regulations.	The Notice of Extraordinary Meeting dated March 12, 2026, for convening the meeting of unitholders of Brookfield India REIT on April 7, 2026, was intimated to stock exchanges and Trustee on March 12, 2026. The extraordinary meeting of unitholders of Brookfield India REIT was held on April 7, 2026, for seeking the approval of the unitholders for the following item(s) in terms of REIT Regulation and REIT Master Circular dated July 11, 2025: (i) To consider and approve the raising of funds by Arliga Ecoworld Business Parks Private Limited, special purpose vehicle of Brookfield India Real Estate Trust, from a third-party Investor (ii) To consider and approve the raising of funds through an institutional placement(s) of units not exceeding ₹40,000 million in one or more placements. (iii) To consider and approve fees payable to M/s Deloitte Haskins and Sells, Chartered Accountants, Statutory Auditors.

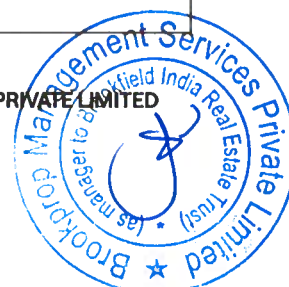
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4	Details of any material fact including change of its directors, any legal proceedings that may have a bearing on the activity of the REIT and confirm whether such details have been submitted to the trustee within 7 (seven) working days of such action. A. Date of any event as mentioned above: B. Date of Intimation of such event to Trustee:	During the review period, the board of directors of Manager, in their meeting held on March 31, 2026, has inter-alia considered and approved the following: 1) Taken note of the retirement of Mr. Alok Aggarwal from the employment of the Company and consequent cessation as Chief Executive Officer & Managing Director of the Company and key personnel of Brookfield India REIT with effect from close of business hours on June 30, 2026. 2) Appointment of Mr. Shashank Jain as Chief Executive Officer and as an additional director under the category of Managing Director on the Board of Directors of the Manager and as key personnel of Brookfield India REIT, under Regulation 4(2)(e)(iii) of the SEBI (Real Estate and Investment Trusts) Regulations, 2014 with effect from July 1, 2026. 3) Approved the designation of Ms. Charu Thapar and Mr. Gaurav Bhatia, as additional key personnel of Brookfield India REIT, under Regulation 4(2)(e)(iii) of the SEBI (Real Estate and Investment Trusts) Regulations, 2014 with effect from April 1, 2026. The above change in the director on the Board of Manager and change in the Key Personnel of Brookfield India REIT, was intimated to Stock Exchanges on March 31, 2026, and also to trustee vide email dated March 31, 2026.
5	Confirmation from Manager on compliances of thresholds under Regulations 18(4) and 18(5) of the REIT Regulations on a quarterly basis and at the time of acquisition and/or disposal of assets as may be applicable.	We hereby confirm the compliance of Regulation 18(4) and 18(5) of REIT Regulation for the quarter ended March 31, 2026.

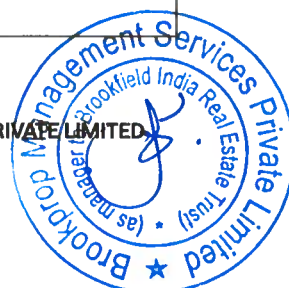
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6	Confirmation from Manager that: A. not less than 90% of net distributable cash flows are being distributed to the unit holders and such distribution has been made within the timeline specified in the REIT Regulations. B. confirmation on the unclaimed distribution till the previous quarter.	We hereby confirm compliance with the said provision. A. The board of directors of the Brookprop Management Services Private Limited, the manager of Brookfield India REIT, declared distribution of an amount of ₹ 5.40 per unit for the quarter ended December 31, 2025, in their meeting held on January 29, 2026 which was in compliance with regulation 18(16)(b) of REIT Regulations and the payment of distribution to the unitholders was completed on February 9, 2026, within 5 working days from the record date i.e. February 3, 2026. Further, for the quarter ended March 31, 2026, the board of directors of the Brookprop Management Services Private Limited, the manager of Brookfield India REIT, declared distribution of an amount of ₹ 5.50 per unit, in their meeting held on May 11, 2026 which was also in compliance with regulation 18(16)(b) of REIT Regulations and the payment of distribution to the unitholders was completed on May 20, 2026, within 5 working days from the record date i.e. May 14, 2026. B. We hereby confirm the compliance with regulation 18(16) of REIT Regulation and Chapter 19 of Master Circular, and FAQs issued by SEBI dated March 27, 2024, on procedural framework for Unclaimed or Unpaid Amounts lying with REITs. During the quarter ended March 31, 2026, the Board of the Manager has declared distribution of quarter ended December 31, 2025 on January 29, 2026 and the payment of distribution was made to unitholders of Brookfield India REIT within the timelines prescribed under regulation 18(16)(c) of REIT Regulations, on February 9, 2026, the nomenclature of bank account in which remaining amount which was left unpaid or unclaimed post payment to unitholders, was changed to unpaid distribution account on February 16, 2026.
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		Further, in compliance with provision of Chapter 19 of Master Circular, the following information(s) are available on the website of Brookfield India REIT at https://www.brookfieldindiareit.in/investors/stakeholder-information?tab=unclaimed-distribution-details i. the details of unclaimed or unpaid distribution amounts for all previous quarters i.e from June, 2021 to December 31, 2025. ii. search facility for unitholders to verify any unclaimed amount is due and lying with Brookfield India REIT. iii. Policy for claiming unclaimed or unpaid distribution amount by unitholders and their legal heirs Further, any change in the information uploaded on the website of Brookfield India REIT are updated by the Manager within 7 days of succeeding month. Further, there is no amount which are liable to transfer to IPEF during this quarter ended March 31, 2026.
7	Whether Rights Issue, Preferential Issue, Institutional Placements, or any other issuance of units made during the quarter? If yes, whether compliance of relevant regulations and circulars done?	No such event during the quarter ended March 31, 2026.
8	Whether any encumbrance, release or invocation is created / registered on the units of REIT during the Quarter? If yes, whether compliance of relevant regulations and circulars was done, also provide details and submissions made to the Manager / stock exchange in that respect.	No such event during the quarter ended March 31, 2026.

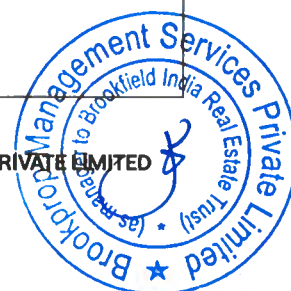
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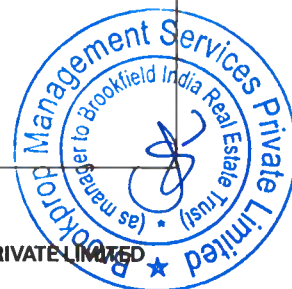
WEBSITE OF BROOKFIELD INDIA REAL ESTATE TRUST: [HTTPS://WWW.BROOKFIELDINDIAREIT.IN/](https://www.brookfieldindiareit.in/) **CIN:** U74999MH2018FTC306865



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9	As per Regulation 23 of the REIT Regulations, details of any non-compliance or violation of the REIT Regulations or circulars issued thereunder: A. Informed to SEBI by the Compliance Officer B. Observed by the Compliance Officer	Nil
10	Copy of Valuation report as required under REIT Regulations submitted to the trustee, unit holders and Stock Exchange (as the case may be) within 15 days from the date of receipt of the valuation report from the valuer: A. Date of receipt of the report from the Valuer: B. Date of Intimation to Trustee:	The valuation report of the assets held by Brookfield India REIT, for the year ended March 31, 2026, were submitted to the stock exchange on May 11, 2026 and also submitted with Trustee and unitholders on May 12, 2026. Date of receipt of the report from the Valuer: May 7, 2026. Date of Intimation to Trustee: May 12, 2026.
11	Pursuant to Chapter 4 of Master Circular, as amended from time to time, disclosure of unit holding pattern for each class of unitholders has been made within 10 (ten) days of any capital restructuring of REIT resulting in a change exceeding 2% of the total outstanding units of REIT.	No such event during the quarter ended March 31, 2026.
12	Pursuant to Regulation 20 of the REIT Regulations, whether conditions w.r.t borrowings and deferred payments have been complied with on an ongoing basis and at the time of acquisition and/or disposal of assets, as may be applicable. If there is any breach, whether the same was informed to the trustee and has been rectified within six months from the date of breach.	We hereby confirm compliance with the said provision.



BROOKFIELD INDIA REAL ESTATE TRUST acting through its manager - BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED

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

Principal Place of Business: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

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13	Copy of the Notice of unitholders meeting in terms of Regulation 9(11) read with Regulation 22(3) & 26(2) of the REIT Regulations.	The Notice of Extraordinary Meeting dated March 12, 2026, for convening the meeting of unitholders of Brookfield India REIT on April 7, 2026, was intimated to stock exchanges and Trustee on March 12, 2026. The extraordinary meeting of unitholders of Brookfield India REIT was held on April 7, 2026, for seeking the approval of the unitholders for the following item(s) in terms of REIT Regulation and REIT Master Circular dated July 11, 2025: (i) To consider and approve the raising of funds by Arliga Ecoworld Business Parks Private Limited, special purpose vehicle of Brookfield India Real Estate Trust, from a third-party Investor (ii) To consider and approve the raising of funds through an institutional placement(s) of units not exceeding ₹40,000 million in one or more placements. (iii) To consider and approve fees payable to M/s Deloitte Haskins and Sells, Chartered Accountants, Statutory Auditors.
14	Whether compliance with minimum unitholding requirement made by the sponsor(s) and sponsor group(s) as per REIT Regulations and circulars issued thereunder.	We hereby confirm compliance with the said provision.
15	Confirmation that the copy(ies) of any other information submitted to the designated stock exchanges / SEBI in terms of REIT Regulations and circulars issued thereunder, have been provided to the Trustee from time to time.	We hereby confirm that all the intimation submitted with stock exchanges/SEBI in terms of REIT Regulation and circulars issued thereunder have been provided to Trustee from time to time.
16	Information on any other compliance(s), if any, as deemed appropriate by the Manager or Trustee.	The information on any other compliance(s) were submitted to the Trustee from time to time.

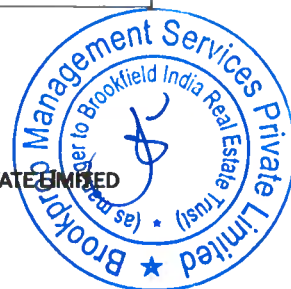
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**For and on behalf of Brookfield India Real Estate Trust
(acting through its manager, Brookprop Management Services Private Limited)**

**Saurabh Jain
Company Secretary & Compliance Officer
Date: May 27, 2026**



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Annexure A

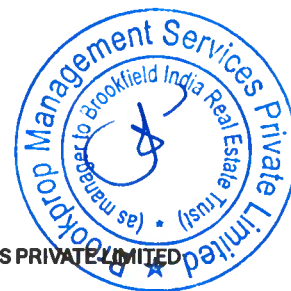
REPORT FOR THE QUARTER ENDED MARCH 31, 2026, PURSUANT TO REGULATION 10(18)(a) OF SEBI (REAL ESTATE INVESTMENT TRUSTS), REGULATIONS, 2014.

Background of Brookfield India REIT

Brookfield India Real Estate Trust ("**Brookfield India REIT**") was settled on July 17, 2020, at Mumbai, Maharashtra, India as a contributory, determinate and irrevocable trust under the provisions of the Indian Trusts Act, 1882, pursuant to a trust deed dated July 17, 2020, between Brookprop Management Services Private Limited, BSREP India Office Holdings V Pte. Ltd ("**BSREP V**") and Axis Trustee Services Limited. Brookfield India REIT was registered with the Securities and Exchange Board of India on September 14, 2020, at Mumbai as a real estate investment trust, pursuant to the REIT Regulations, having registration number IN/REIT/20-21/0004. BSREP V is the sponsor of Brookfield India REIT, Brookprop Management Services Private Limited has been appointed as the manager to Brookfield India REIT and Axis Trustee Services Limited is the trustee to Brookfield India REIT.

The principal place of business of Brookfield India REIT is shifted to 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037 with effect from May 15, 2024, and revised certificate consequent to change in principal place of business was issued by SEBI on October 1, 2024. Brookfield India REIT owns real estate assets through following companies

- (i) Candor Kolkata One Hi-Tech Structures Private Limited,
- (ii) Festus Properties Private Limited,
- (iii) Shantiniketan Properties Private Limited and
- (iv) Seaview Developers Private Limited,
- (v) Kairos Properties Private Limited (50% of equity share capital owned by Brookfield India REIT)
- (vi) Candor Gurgaon One Realty Projects Private Limited (50% of equity share capital owned by Brookfield India REIT),
- (vii) Rostrum Realty Private Limited ("**Rostrum**" or "**Holdco**") (50% of equity share capital owned by Brookfield India REIT) and Rostrum holds 100% of equity share capital in its step-down subsidiaries as follows
 - (a) Oak Infrastructure Developers Private Limited
 - (b) Aspen Buildtech Private Limited and
 - (c) Arnon Builders & Developers Private Limited,
- (viii) Arliga Ecoworld Business Parks Private Limited.



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Brookfield India REIT also owns 100% of equity share capital of

- (i) Candor India Office Parks Private Limited which provides services including property management, facilities management and support services to Candor Kolkata One Hi-Tech Structures Private Limited, Shantiniketan Properties Private Limited, Kairos Properties Private Limited, Seaview Developers Private Limited and Arliga Ecoworld Business Parks Private Limited and
- (ii) Mountainstar India Office Parks Private Limited which provides services including property management, facilities management and support services to Candor Gurgaon One Realty Projects Private Limited;

The activities of Brookfield India REIT consist of owning, operating and managing a combined 32.5 mn square feet of portfolio comprising 11 Grade A¹ assets located in key gateway office markets of India – Bengaluru, Mumbai, Gurugram, Noida, New Delhi, Kolkata and Ludhiana.

The details of each of the companies owned by Brookfield India REIT and real estate assets owned by it is set out below.

NAME OF COMPANY	ASSET OWNED	DETAILS OF THE ASSET	AREA (ACRES)
Festus Properties Private Limited	Downtown Powai – SEZ, Mumbai	Kensington A and Kensington B located at Powai, Mumbai 400 076, Maharashtra, India	9.0
Candor Kolkata One Hi-Tech Structures Private Limited	Candor Techspace G2 (SEZ)	Completed tower nos. 1,2,3,4 (amenity block I), 4A (amenity block II), 5, 6, 7, 8A, 8B, 9, 11 and 10 (MLCP), all situated at Dundaheera, Sector 21, Gurugram 122 016, Haryana, India	28.5
Candor Kolkata One Hi-Tech Structures Private Limited	Candor Techspace K1 (SEZ)	Completed tower nos. A1, A2, A3, B1, B2, B3, G1, G2, G3, C1, C2 and C3, all situated at Action Area – 1D, New Town, Rajarhat, Kolkata 700 156, West Bengal, India	48.4

¹ Assets held by Festus Properties Private Limited and Kairos Properties Private Limited in Downtown Powai are counted as single Grade A assets in Mumbai and Assets held by Oak Infrastructure Developers Private Limited and Aspen Buildtech Private Limited in Aerocity, New Delhi are counted as single Grade A assets.

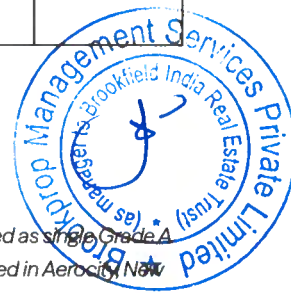
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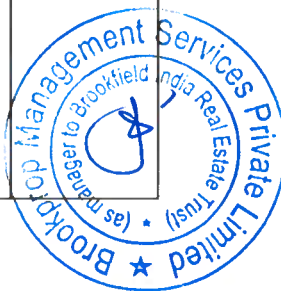
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NAME OF COMPANY	ASSET OWNED	DETAILS OF THE ASSET	AREA (ACRES)
Shantiniketan Properties Private Limited	Candor Techspace N1 (IT Park)	Completed tower nos. 1, 2, 3, 5, 6, 7 (amenity block), and 8 (amenity block) and Future Development Potential towers 4A and 4B, all situated at Plot No. 2, Block No. B, Sector 62, Noida, Gautam Budh Nagar 201 301, Uttar Pradesh, India	19.3
Seaview Developers Private Limited	Candor Techspace N2	Completed tower nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A, amenity block I (ground floor) and amenity block II, and Future Development Potential tower 12 and amenity block I (first floor only), all situated at Plot Nos. 20 and 21, Sector 135, Noida, Gautam Budh Nagar 201 304, Uttar Pradesh, India	29.7
Kairos Properties Private Limited	Downtown Powai Commercial/ IT Park, Mumbai	Completed tower nos. Spectra, Prudential, Delphi, One Downtown Central, Ventura A located at Central Avenue in Powai, and Winchester, Fairmont located at South Avenue in Powai, and One Boulevard, Alpha located at Orchard Avenue in Powai	20.0
Candor Gurgaon One Realty Projects Private Limited	Candor Techspace G1 (SEZ)	Completed tower nos. Tower 1, Tower 2, Tower 3, Tower 4, Tower 5, Tower 6, Tower 7, Tower 8 & 8A, Tower 9, Tower 10 (SEZ & Customs Office), Amenity Block I, Amenity Block II and Future Development Tower 11, all situated at Dundadhera, Sector-21, Gurgaon, Haryana-122016	25.2
Rostrum Realty Private Limited ("Rostrum/Holdco")	Pavilion Mall, Ludhiana and Airtel Center, Gurugram	Pavilion Mall: comprising a building made up of three basements and 10 upper floors having leasable area of 389,845 sf located on land admeasuring 2.47 acres situated at Old Session Court, Near Fountain Chowk, Ludhiana, Punjab. Airtel Center: developed over 4.6 acres comprising a building made up of three basements, lower and upper ground floors, and six upper floors having leasable area of 692,585 sf situated at Plot No. 16, Udyog Vihar, Phase-IV, Gurgaon, Haryana	7.1



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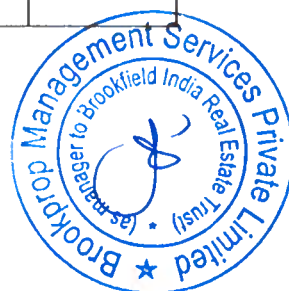
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NAME OF COMPANY	ASSET OWNED	DETAILS OF THE ASSET	AREA (ACRES)
Oak Infrastructure Developers Private Limited ("Oak"), subsidiary of Rostrum	Worldmark 2 and 3, Aerocity, New Delhi	Worldmark 2: Property built on Asset Area 8, Aerocity, Hospitality District, IGI Airport, New Delhi admeasuring 2.3 acres with building comprising three basements, ground floor, and six upper floors having leasable area of 431,774 sf, held by Oak. Worldmark 3: Property built on Asset Area 7, Aerocity, Hospitality District, IGI Airport, New Delhi admeasuring 2.2 acres with building comprising three basements, ground floor, and six upper floors having leasable area of 415,552 sf, held by Oak.	4.5
Aspen Buildtech Private Limited ("ABL"), subsidiary of Rostrum	Worldmark 1, Aerocity, New Delhi	Worldmark 1: Property built on Asset Area 11, Aerocity, Hospitality District, IGI Airport, New Delhi admeasuring 3.1 acres with building comprising three basements, ground floor, and six upper floors having leasable area of 607,892 sf, held by ABL.	3.1
Arnon Builders & Developers Private Limited ("Arnon"), subsidiary of Rostrum	Worldmark, Gurugram	Worldmark Gurgaon: Commercial complex developed over plot of land admeasuring 6.7 acres situated at village Maidawas, Sector 65, Gurugram, Haryana with building comprising three towers, multiplex, and central court kiosk having leasable area of 751,397 sf, held by Arnon.	6.7
Arliga Ecoworld Business Parks Private Limited	Ecoworld, Bengaluru	Completed tower nos. 1A, 2, 3A, 3B, 3C, 4AB, 4C, 4D, 5A, 5B, 6A, 6B, 7, 8A and 8B providing a mix of commercial, SEZ and NPA Spaces situated at Outer Ring Road, Bengaluru, India	48.1



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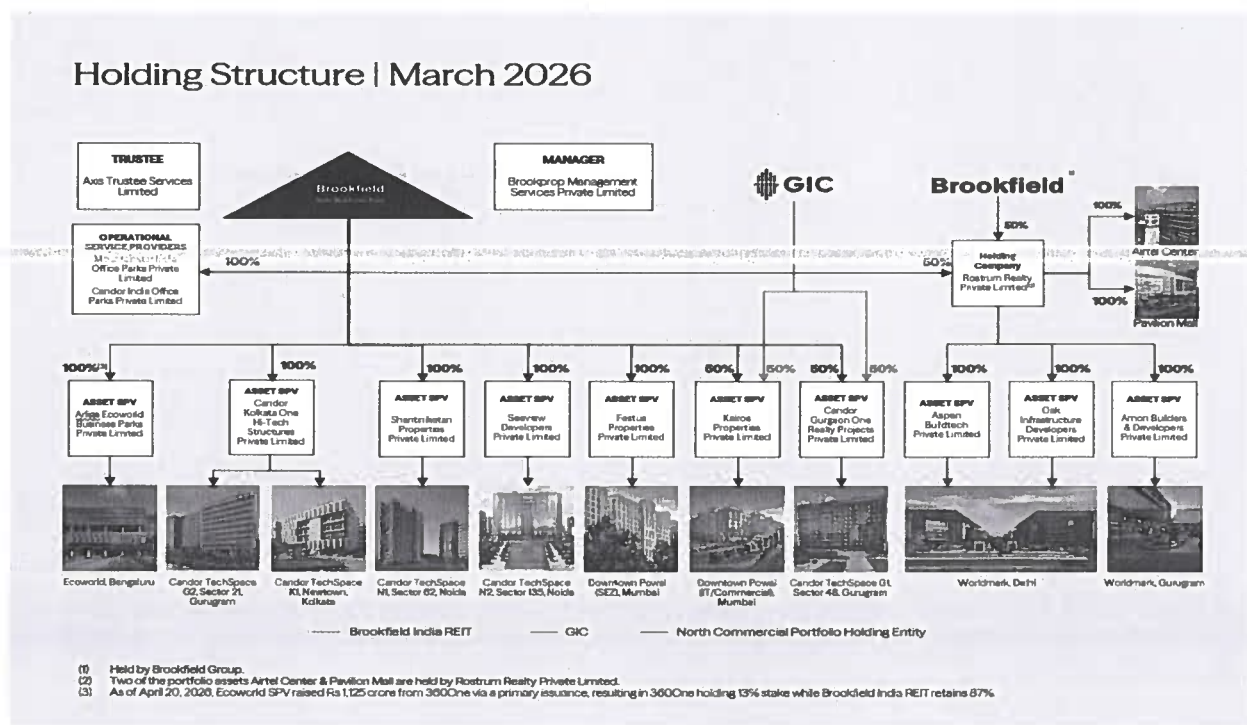
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AN OVERVIEW OF THE STRUCTURE OF BROOKFIELD INDIA REIT IS SET OUT BELOW AS OF MARCH 31, 2026

BROOKFIELD INDIA REIT STRUCTURE



A. ACTIVITIES AND PERFORMANCE OF BROOKFIELD INDIA REIT AND COMPANIES OWNED BY BROOKFIELD INDIA REIT

1. Details of the operating activities of the companies owned by Brookfield India REIT, on standalone basis and on consolidated basis as on March 31, 2026, is given below.

Particulars	Downtown Powai Commercial/ IT Park	Downtown Powai - SEZ	Candor Techspace G1, Gurgaon	Candor Techspace G2, Gurgaon	Candor Techspace N1, Noida	Candor Techspace K1, Kolkata	Candor Techspace N2, Noida
#	(1)	(2)	(3)	(4)	(5)	(6)	(7)

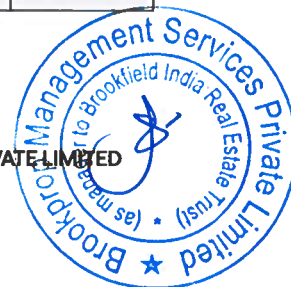
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Year of Commencement (Year of acquisition*)	2023*	2019	2023*	2015	2015	2015	2015
Completed Area/Operating (Msf)	2.9	16	3.8	4.1	2.0	3.2	3.9
Under Construction/Future Development (Msf)	-	-	0.1	0.1	0.9	2.7	0.8
Leasable Area (Msf)	2.9	16	3.9	4.2	2.9	5.9	4.7
Leased (Msf) ²	2.7	15	3.4	3.4	2.0	3.2	3.7
Office Occupiers (Nos.) ³	50	7	27	23	31	14	26
Occupancy (%)	95%	96%	89%	83%	98%	99%	94%
WALE (Years)	3.9	9.1	6.3	8.1	7.8	8.9	6.9
Lease Maturity Profile- Area Expiring (msf)	Area (msf)						
	0.3	0.0	0.1	0.2	0.1	0.3	0.8
	0.4	0.2	0.2	-	0.0	0.4	0.0
	0.3	0.1	0.0	0.0	0.1	0.0	0.1
	0.7	0.1	0.6	0.1	0.0	0.0	0.1
In-place Rent PSF (Warmshell) (Rs.)	186	136	85	92	66	49	66
Market Rent PSF (Rs.)	170	160	90	92	72	55	70
MTM Opportunity (%)	(9%)	17%	6%	0%	9%	13%	7%

² Including hard-option of 73 KSF.

³ Tenants which are part of the same corporate group but have leases with different legal entities have been grouped together.

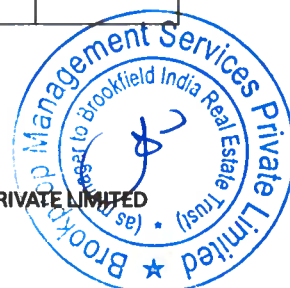
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Particulars	Worldmark, Delhi, Aerocity New Delhi	Worldmark, Gurgaon, Sector-65	Pavilion Mall, Ludhiana	Airtel Center, Udyog Vihar, Gurgaon	Ecoworld, Bengaluru	Consolidated at Brookfield REIT Level
#	(8)	(9)	(10)	(11)	(12)	
Year of Commencement (Year of acquisition*)	2024	2024	2024	2024	2025	
Completed Area/Operating (Msf)	1.5	0.8	0.4	0.7	7.7	32.5
Under Construction/Future Development (Msf)	-	-	-	-	0.1	4.6
Leasable Area (Msf)	1.5	0.8	0.4	0.7	7.8	37.1
Leased (Msf)	1.4	0.7	0.3	0.7	6.7 ⁴	31.8
Office Occupiers (Nos.)	79	24	-	3	63	312
Occupancy (%)	96%	92%	79%	100%	94% ⁴	93%
WALE (Years)	5.1	5.8	5.2	2.0	6.1	6.7
Lease Maturity Profile- Area Expiring (msf)	Area (msf)					
	0.1	0.0	0.0	-	0.8	2.8
	0.2	0.0	0.0	0.7	0.3	2.5
	0.0	0.0	0.0	-	0.7	1.4
	0.0	0.0	0.1	-	0.2	1.9
In-place Rent PSF (Warmshell) (Rs.)	230	94	58	133	105	103
Market Rent PSF (Rs.)	230	85	61	134	117	107
MTM Opportunity (%)	0%	(9%)	6%	1%	12%	5%

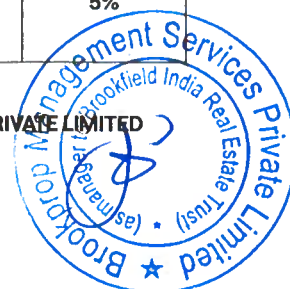
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4 Excludes Campus 3, a 5.3 acre / 0.7 MSF built SEZ campus, is going into refurbishment.

2. New leasing and re-leasing during the quarter ended March 31, 2026.

Particulars	Downtown Powai Commercial/ IT Park	Downtown Powai - SEZ	Candor Techspace G1, Gurgaon	Candor Techspace G2, Gurgaon	Candor Techspace N1, Noida	Candor Techspace K1, Kolkata	Candor Techspace N2, Noida
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
New leases during the quarter (SF)	40,307	156,949	169,240	251,871	33,190	297,750	118,167
Renewals during the quarter (SF)	147,404	27	80,001	1,350	51,773	111,743	-

Particulars	Worldmark Delhi, Aerocity New Delhi	Worldmark, Gurgaon, Sector-65	Pavilion Mall, Ludhiana	Airtel Center, Udyog Vihar, Gurgaon	Ecworld, Bengaluru	Consolidated at Brookfield REIT Level
	(8)	(9)	(10)	(11)	(12)	
New leases during the quarter (SF)	22,226	10,597	256	-	52,506	1,153,059
Renewals during the quarter (SF)	13,727	-	3,604	-	43,354	452,983

3. Occupier mix – consolidated level of Brookfield India REIT as on March 31, 2026 (By Area Leased)

Sector	%
Financial Services	22%
Technology Services	20%
Consulting	13%

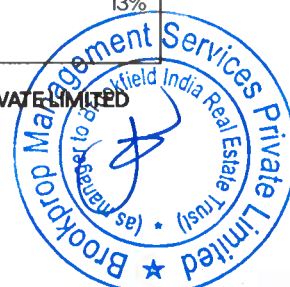
BROOKFIELD INDIA REAL ESTATE TRUST acting through its manager - BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED

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

Principal Place of Business: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

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Technology Products	8%
Retail and F&B	5%
Telecom	5%
Others	26%

B STATUS OF DEVELOPMENT OF UNDER CONSTRUCTION PROPERTIES AS ON MARCH 31, 2026.

NAME OF COMPANY	ASSET	DESCRIPTION OF UNDER CONSTRUCTION PROPERTY	STATUS OF DEVELOPMENT	AREA (MSF)
Kairos Properties Private Limited	Downtown Powai (Non-SEZ)	NA	NA	NA
Festus Properties Private Limited	Kensington, Downtown, Powai (SEZ)	NA	NA	NA
Candor Gurgaon One realty Projects Private Limited	Candor Techspace G1 (SEZ)	NA	NA	NA
Candor Kolkata One Hi-Tech Structures Private Limited	Candor Techspace G2 (SEZ)	NA	NA	NA
Candor Kolkata One Hi-Tech Structures Private Limited	Candor Techspace K1 (SEZ)	Mixed-use Development	Under Construction ⁵	0.58
Shantiniketan Properties Private Limited	Candor Techspace N1 (IT Park)	NA	NA	NA
Seaview Developers Private Limited	Candor Techspace N2	NA	NA	NA
Arliga Ecoworld Business Parks Private Limited	Ecoworld Bengaluru	NA	NA	NA

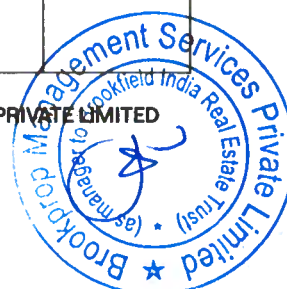
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NAME OF COMPANY	ASSET	DESCRIPTION OF UNDER CONSTRUCTION PROPERTY	STATUS OF DEVELOPMENT	AREA (MSF)
Kairos Properties Private Limited	Downtown Powai (Non-SEZ)	NA	NA	NA
Festus Properties Private Limited	Kensington, Downtown, Powai (SEZ)	NA	NA	NA
Rostrum Realty Private Limited ("Rostrum/Holdco")	Pavilion Mall, Ludhiana and Airtel Centre, Udyog Vihar, Gurgaon	NA	NA	NA
Oak Infrastructure Developers Private Limited, subsidiary of Rostrum	Worldmark-2 and Worldmark-3	NA	NA	NA
Aspen Buildtech Private Limited, subsidiary of Rostrum	Worldmark-1	NA	NA	NA
Arnon Builders & Developers Private Limited, subsidiary of Rostrum	Worldmark, Gurgaon	NA	NA	NA

⁵ Expected percentage of completion of under-construction property of Candor TechSpace K1 is 66% and the said development is expected to be completed by December 31, 2026 and all necessary approvals w.r.t under-construction property are in place.



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C DETAILS OF RECEIPTS OF ALL FUNDS RECEIVED BY BROOKFIELD INDIA REIT AND PAYMENTS MADE BY IT DURING THE QUARTER ENDED MARCH 31, 2026²

Receipts	Amount (Rs. In Mn)		Payments	Amount (Rs. In Mn)	
Opening Balance	2.91	2.91	Shareholder Loan to SPV's:		
Repayment of Shareholder loan:			Candor Kolkata One Hi-Tech Structures Pvt Ltd.	70.00	
Candor Kolkata One Hi-Tech Structures Pvt Ltd.	530.74		Arliga Ecoworld Business Parks Private Limited	3,570.70	
Arliga Ecoworld Business Parks Private Limited	975.46		Festus Properties Pvt. Ltd.	263.62	
Shantiniketan Properties Pvt Ltd.	244.67		Seaview Developers Pvt. Ltd.	48.00	3,952.32
Seaview Developers Pvt. Ltd.	0.17		Repayment of :		
Mountainstar India Office Parks Private Limited	39.00		Loan from financial institutions	2,990.00	2,990.00
Festus Properties Pvt. Ltd.	277.69	2,067.73	Distribution		
Interest on Shareholder loan:			NDCF Distribution (net)	4,043.30	4,043.30
Candor Kolkata One Hi-Tech Structures Pvt Ltd.	51.11		Others:		
Candor India Office Parks Pvt Ltd.	0.55		Expenses incurred	118.47	
Festus Properties Pvt. Ltd.	162.52		Others (QIP exp, preferential issue exp etc.)	964.45	
Shantiniketan Properties Pvt Ltd.	21.43		Finance cost paid	523.00	1,605.92
Seaview Developers Pvt. Ltd.	679.86				
Mountainstar India Office Parks Private Limited	11.29	926.77			
Receipt from:					
Loan from financial institutions	2,990.00	2,990.00			
Dividend received:			Others		
Candor India Office Parks Pvt Ltd.	26.00		Fixed Deposits Created	7,255.50	
Arliga Ecoworld Business Parks Private Limited	202.91		Mutual Fund Made	1,221.80	8,477.30
Candor Kolkata One Hi-Tech Structures Pvt Ltd.	97.53				
Shantiniketan Properties Pvt Ltd.	77.69				
Rostrum Realty Private Limited	382.36	786.49			
Redemption of Fixed Deposits (including interest thereon)	21,445.93				
Redemption of Mutual Fund	1,223.97	22,669.90	Investment in equity shares of subsidiary (Including directly attributable expenses)		
			Arliga Ecoworld Business Parks Private Limited	9,269.62	9,269.62
Redemption of NCDs:					

² Received and paid on various dates during the quarter.

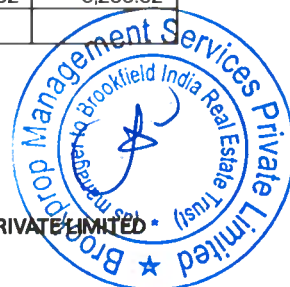
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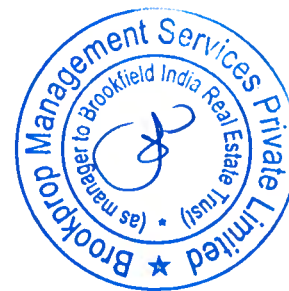
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Candor Gurgaon One Realty Projects Private Limited	92.00				
Kairos Properties Private Limited	465.00	557.00			
Interest on CCD's:					
Candor Gurgaon One Realty Projects Private Limited	19.16				
Seaview Developers Pvt. Ltd.	19.54				
Kairos Properties Private Limited	103.39	142.09			
Interest on NCD's:					
Candor Gurgaon One Realty Projects Private Limited	142.47				
Kairos Properties Private Limited	61.21	203.69			
			Closing Balance	8.11	8.11
	30,346.57	30,346.57		30,346.57	30,346.57



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